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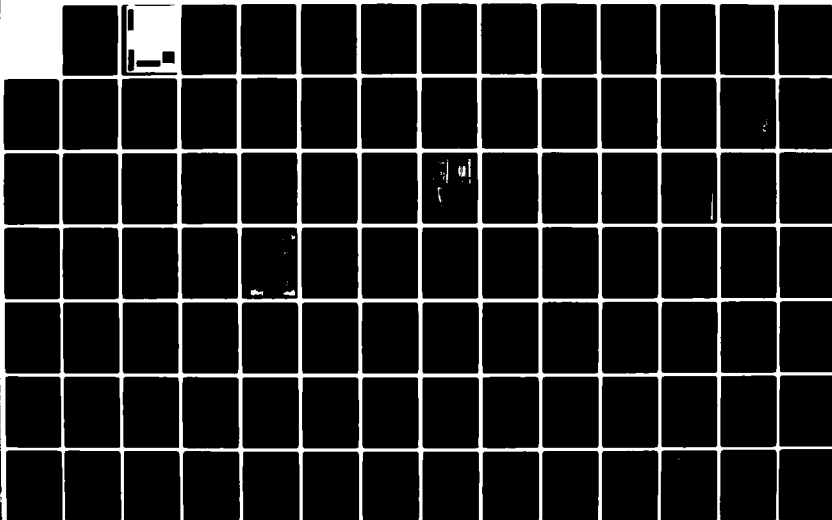
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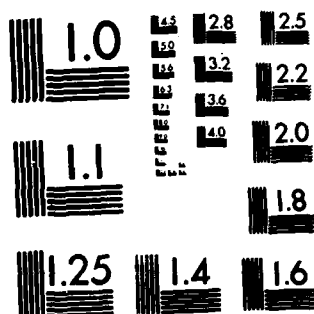
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Report One

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ARCHIVAL EVALUATION OF FLOODWALL ALIGNMENTS

New Orleans, Louisiana

Sally K. Reeves
William D. Reeves
5801 St. Charles Avenue
New Orleans, Louisiana 70115

October 22, 1982

Interim Report for Period August 25, 1982 - October 22, 1982

Prepared for

Cultural Resources Section
USA Engineer District, N.O.
P.O. Box 60267, Foot of Prytania Street
New Orleans, Louisiana 70160

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20. ABSTRACT (Continue on reverse side if necessary and identify by block number) This report identifies and evaluates significant structures formerly on the site of the proposed Floodwall for New Orleans, Louisiana between Louisiana Avenue and Jackson Avenue. Research to date has identified only four sawmills and the levee on the site prior to 1830. Between 1830 and 1860 the site blossomed with large and small homes occupied mainly by artisans and immigrants along with brick warehouses. (over)		

20. The site was part of the City of Lafayette, a center of German settlement near the river. After the Civil War the site continued to reflect the commercial base of the New Orleans economy. These major establishments--the Lafayette Brewery, Louisiana Brewery, and the New Orleans Elevator and Warehouse Company reflected commerce directed to the local population or to the port. The latter was the first and largest grain elevator of its type in New Orleans for several decades.

Residential use on the site generally declined after the Civil War. Towards the end of the 19th century several new companies located on the site, including a fertilizer and paint company, and a shipping company. Increasingly land along the riverfront in the area was used for commercial storage, staveyards, lumber yards, and salt warehousing. About 1908 the City of New Orleans acquired the site for the public belt railroad right of way and all buildings were cleared.

The area's significance lies primarily in its reflection of the New Orleans' economic base, and its function as a first clustering area for German immigrants. The lack of industrial growth and continued use in commerce rather than industry is a test of New Orleans historic failure to develop a manufacturing base for its economy.

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INTRODUCTION

The New Orleans Mississippi River floodwall designed to protect the city from high river water and hurricane surges will stretch from Louisiana Avenue to the Industrial Canal on the east bank. The first phase of construction begins at Louisiana Avenue and extends downriver to Jackson Avenue. It crosses the waterfront area of New Orleans' Garden District, which became a suburb of New Orleans during the first third of the nineteenth century after development of the omnibus system of transportation and the Pontchartrain Railroad on present St. Charles Avenue made commuting to the old city possible.

This Garden District of New Orleans earned its fragrant reputation in the early 19th century as subdivisions spreading upriver from the city met a unique combination of circumstances. The first was a sudden improvement in the quality of the soil, a result of the McCarty Crevasse that spilled vast quantities of fertile river soil across the upriver area of the city. The second was the popularity of a new style of suburban life that opened residential patterns to free standing arrangements with open views and houses placed amidst large lots. The third factor was a booming prosperity that prompted the suburban dweller to emulate the planter by growing gardens about the main house.

Closer to the riverfront, however, the residential area filled with the homes and shops of immigrant artisans and laborers who lived near their place of work. At the river's

Floodwall Study: Louisiana to Jackson

edge on the water side of Levee (tchoupitoulas) Street warehouses sprouted in response to the development of wharves serving the port of New Orleans.

The Garden District evolved out of an area serving the city as part of its agricultural hinterland. Much of the region was the plantation of the Livaudais family, whose Louisiana progenitor Jacques Enoul Livaudais came to the colony during the French regime as a military officer. Livaudais' son (born in 1735) married well, to Charlotte Chauvin de Lery des Islets in 1763 [Kernion, p. 22]. In 1769, the son, Jacques Enoul Livaudais, fils, purchased the tract that came to be called Livaudais plantation. It extended from present Harmony Street downriver to just below First Street.

At the time Jacques Livaudais was an inactive military officer receiving only half pay. He purchased the plantation from Augustin Chantalou, a Royal Notary and Chief Secretary of the Council (Chantalou bought from LeMarquis). Chantalou might very well have learned that a large Spanish army was being prepared to seize Louisiana from a rebellious Council and decided to dispose of some property. The Spanish government indeed took possession of Louisiana the year that Chantalou sold to Livaudias, 1769 [Dart, 1938, 674-676].

The plantation at the time of Livaudais' purchase was planted in indigo and consisted of eleven and a half arpents' front on the river by forty arpents in depth. It had a residence, at which Livaudais declared he would live, and the

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sale included twenty-five slaves, one hundred barrels of corn, and tools, all for 45,000 livres [*Ibid.*].

Livaudais purchased the plantation on terms, putting down only \$4,705 livres, or just over ten percent of the cost. He was to pay the balance in indigo each year between November 1 and 8 at the rate of 2,000 lbs. for 1769, 1770, 1771, and 1772. In 1773 he was to pay 984 lbs. of indigo for the balance, and thus was to pay out the debt in four years. Each pound of indigo was valued for this transaction at 4.5 livres. Curiously, in spite of the very specific payment schedule, fully eleven years later Livaudais had paid only 26,000 livres of the debt, something over half [*Ibid.*]. This suggests that the vendor was rather relaxed in demanding payment, and that the indigo crop was poor.

Jacques Livaudais served as the Commandant for the Upper Suburbs of New Orleans for a long period of time extending from the 1790s to past 1807. He died in 1816 [Padgett, 675732; New Orleans Public Library, Old Inventories].

Livaudais' son was Jacques Francois Enoul de Livaudais, captain of militia, lieutenant-colonel in the colonial troops, and later president of the Louisiana state senate. Born about 1772, he signed a marriage contract on November 1797 and married Marie Celeste de Marigny de Mandeville, daughter of Pierre Philippe de Marigny de Mandeville. He was reputed to be the richest man of his day in Louisiana, and played host to the Duc d'Orleans, later Louis Philippe, King of France, and his

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two brothers in 1798 [Holmes, 202; Pedro Pedesclaux, vol. 30, p. 659]. Jacques Francois died on April 9, 1850.

Jacques Francois' brother was Jacques Philippe Enoul Dugue Livaudais [1779-1836, wife--Rose Victoire Voisin]. The Cabildo elected him Petty Judge for the West Bank on Jan. 7, 1803. He served with his brothers in the Volunteers of the Mississippi regiment of the Louisiana militia [Holmes, 1965, 203]. A third brother was Francisco Enoul Livaudais, born c. 1776 [Holmes, 1965, 202].

As the new century turned Jacques Enoul Dugue Livaudais' plantation had expanded to sixteen arpents and began about two miles above New Orleans. It was now planted in sugar. In 1805 Livaudais added three arpents purchased from Joseph Wiltz, his upriver neighbor, for \$6,000 cash [Pierre Pedesclaux, 5/2/05].

The earliest map found of this stretch of the river showing the Livaudais plantation was prepared by Major A. La Carriere Latour in 1815, titled "Map Shewing the Landing of the British Army..." This delineation of the senior Livaudais plantation the year before the owner's death shows a prosperous establishment with sixteen slave cabins, a main house, detached kitchen and various other outbuildings. None of these structures appear to be close enough to the river to abut the flood-wall right-of-way.

At Livaudais' death in 1816 his son Jacques Francois Enoul Livaudais inherited his plantation. What he didn't inher-

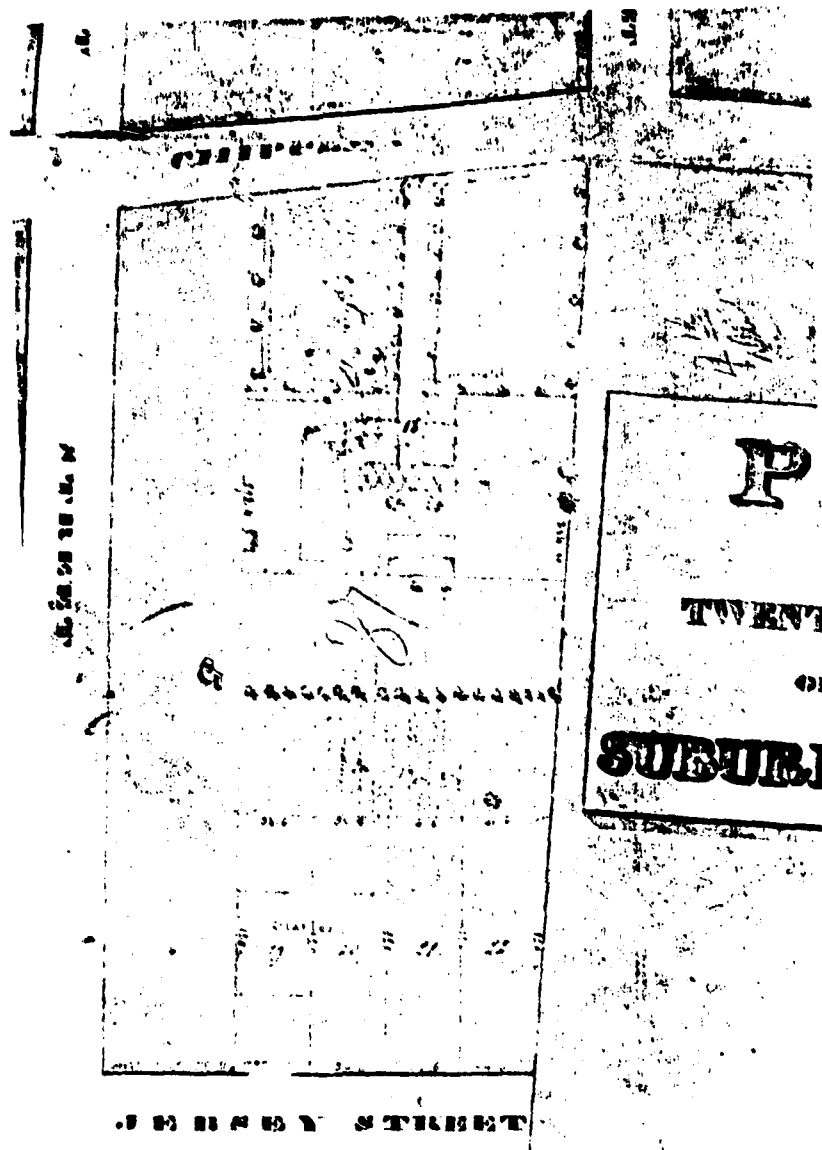
Floodwall Study: Louisiana to Jackson

it he purchased in 1818 from his brothers--3 arpents and 18 toises at the lower end of the tract [Marc Lafitte, vol 13, p. 341, 7/7/18].

In 1822 Jacques Livaudais disposed of his upper three arpents (from today's Toledano St. to Harmony), retaining a portion of the uppermost arpent. The sale did include all of the batture in front of the three arpents. The buyer was Guy Duplantier, who had a verbal agreement with Valery Jean Delassize and the widow of Louis Avart to operate a brickyard on the site [Marc Lafitte, 12/30/22]. This was Livaudais' first reduction of agricultural acreage, coming at a transitional time when the larger economy of New Orleans was changing in force from an agrarian to a commercial base. Present research has not positively sited the brickyard, and it is unclear whether it lies in the floodwall right-of-way.

In 1825 Duplantier sold his interest in the brickmaking company to Widow Avart and Delassize [Phillipe Pedesclaux, 1/20/25]. The following year Livaudais sold the retained portion of the uppermost arpent to Valery Jean Delassize, who apparently lived there. This property remained intact until 1842 when it was subdivided by Benjamin Buisson (7/24/42). The Buisson plan shows a plantation house with gardens in front, all between Chippewa and Jersey Streets in the slice of land behind Square 16, bounded by Toledano and Pleasant (Plan book 11, folio 13). This is not in the right-of-way.

About 1818 Jacques Livaudais and his wife began



The home of Valery Jean Delassize,
1826 to 1842. This property was
retained by Livaudais from the sale
of three arpents to Duplantier in
1825, then sold to Delassize.
Plan of Benj. Buisson, 7/24/42

1 Study: Louisiana to Jackson

tion of an elaborate new home in the middle of their
on. It was located in the present square bounded by
on and Sixth, Tchoupitoulas and Fulton, facing the
it set back. Work on the house progressed slowly. During
the marriage of over twenty years evidently gradually
l. The house was never finished and ended up as an
curiosity in the neighborhood, the "haunted house " of
e.

The Succession of Marie Therese Livaudais, free woman
, hints at a possible cause for the Livaudais' marriage
At Ms. Livaudais' death in 1836 she owned a lot in
Annunciation which she acquired from Jacques Francois
Livaudais on September 17, 1818 [Old Inventories, NOPL,
1833-38]. Marie Therese Livaudais had four minor chil-
h a surname different from her own.

City inventories yield yet another inventory that
a sadder story. In 1819 Jacques Francois reported that
Charles Octave Livaudais was missing, and requested an
y of his estate. Charles Octave resided at a house at
er of Ursulines and Treme belonging to Rita Lugar, femme
ur libre, in an area known for miscegenetic households.
he items in the inventory were a porcelaine service,
overs of silver, and a pair of dueling swords. Perhaps
udais family was incohesive.

With the present information it is not possible to
e what prompted Madame Livaudais to abandon her hus-

Floodwall Study: Louisiana to Jackson

band, but on June 28, 1825, represented by her attorney Etienne Mazureaux, she won a judgment of separation made final on December 5, 1825 after Livaudais refused to appear or respond. The court awarded the plantation to Madame Livaudais. It was described as a sugar plantation with 70 slaves, 170,000 bricks, 80 cows and the usual dependencies [Marc Lafitte 1/25/1826].

Mrs. Marie Celeste Marigny Livaudais left New Orleans and moved to Paris, where she lived out her life in high social circles as a member of the coterie of King Louis Philippe [Samuel, 1961,10]. In 1832 she sold Plantation Livaudais to four Americain developers, and Faubourg Livaudais was born. With its birth died one of the last agricultural regions on the New Orleans riverfront.

Matthew Morgan, Samuel Jarvis Peters, Pierce Levi, and William Henry Chase acquired the plantation in February, 1832 [L.T.Caire 2-24-32]. The property then began to reflect for the first time the commercial and residential growth of the New Orleans port. It took substantial capital for Morgan, Peters, Pierce, and Chase to purchase the Livaudais property. These American entrepreneurs however had enough business contacts to raise the capital. They were the "booster" types of urban speculators, builders with unremitting faith in growth and commerce, and committed to the belief that private development promoted the public weal. From such dreams were the cities of trans-Appalachian America built in the nineteenth century.

The source of Morgan et.al's capital for such a

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momentous investment is at present unknown. It is difficult to imagine that a local bank could have provided \$490,000 in financing in 1832. The magnitude of the purchase suggests English financing, perhaps the house of Baring. The investors lost no time in subdividing the plantation, no doubt because their interest payment period was running. They divided the tract into 185 squares and put them up for auction just three weeks after their act of purchase from Mrs. Livaudais.

The most valuable squares in this auction, held March 12, 1832, were those that fronted the Mississippi riverfront, designated by surveyor Buisson squares "F" to "O". They were between Levee St. and the river, fronting on both, and extending from Harmony St. to just below First St. Significantly, buyers of these squares received with them the right to all of the batture in front of them, with any future accretions. These are the squares in the present floodwall right-of-way.

SQUARE SUMMARIES AND DIGGING SEQUENCES

Abstracted from Report One
October 22, 1982

by

Sally K. Reeves
William D. Reeves

SUMMARY Square 99A

The site of the floodwall from its beginning at the foot of Louisiana Avenue through square 99A resided in the Mississippi River until the late 19th century. The first and only constructions on the site projected initially into the river batture. In themselves they do not possess historical significance. However, the initial hundred feet of the floodwall may uncover valuable marine artifacts. The most desirable, of course, would be ship remains.

SUMMARY Square 16A

Like square 99A immediately upriver, square 16A is of comparatively recent origin, the product of batture accretion. The likelihood of historically significant buildings is minimum. However, the floodwall departs square 16A and traverses Water Street for a short distance. It is probable that granite stone street paving will be uncovered. It is also possible that an early street railway dating to 1885 may be crossed. Whether any tracks will be uncovered is doubtful. Finally, in this short run down Water street there is always the possibility of an early 19th century waterfront shack. This area is part of the general area of the location of an early 19th century brickyard. Finally, some remnants of the 1890s structures put up on square 16A may be found, but their nature is not known.

SUMMARY Square 15

Square 15 is one of the two most important squares both for the value of its former structures and for the archeological possibilities due to the positioning of the floodwall across the square. The floodwall appears to enter the

square from Water Street at the lower edge of the eight story main tower of the 19th century grain elevator. It moves across the square in a generally northerly direction parallel to the edge of the building, and then turns and crosses the foundations of a four story warehouse, followed by a one story brick warehouse, probably the original building on the site constructed in the 1840s. It is also possible that the four story building was built by Milbank or the Louisiana Manufacturing Company. The Zimpel map of 1834 shows a sawmill on the site, a building that could also be related to the brickyard known to exist in this vicinity. The important area to watch is between P.l. Sta 10+99.76 and Gate Sta 12+70.45 on Drawings 2 and 3 of the Corps of Engineers Plan Louisiana Avenue to Jackson Avenue Floodwall, Right of Way (1981).

Digging Sequence:

1. On Corps of Engineers, Plan Louisiana Avenue to Jackson Avenue Floodwall, from P.l. Sta. 10+99.76 to P.l. Sta. 11+54.78 expect possible heavy foundations for 8 story building, made of wood with iron facing. At lower level possible early brickyard or sawmill remnants.
2. On Corps plan, from P.l. Sta. 11+54.78 to before Sta. 12+30, or a distance of approximately 60 feet from P.l. Sta. 11+54.78 going down river, expect foundations possible 1850s four story brick warehouse. Below that good possibility for sawmill (1820s) remains. Also possible brickyard.
3. On Corps plan, from approximately 20' upriver from Sta. 12+30 to Gate Sta. 12+70.45 look for remains of one story brick

warehouse, probably built before 1844.

SUMMARY Square 14

SUMMARY LOT BJ SQ.14

No evidence found of construction during plantation era, but Zimple map of 1834 indicates a levee crossing the lot. First construction possible concurrent with mortgaging activity in 1837; more likely in 1843.

Some building definitely on lot by 1848, probably a 2 story brick warehouse. Building removed after 1848, exact time unknown.

Lot vacant by 1874, used as staveyard. [Braun survey, 1874.] Lot continues vacant during era of New Orleans Elevator and Warehouse Co. (after 1874 and until 1908;) used as lumber and wood yard with small frame stable and sheds at rear, not in R.O.W.

SUMMARY LOT BH

No evidence found of constructions during plantation era, prior to 1832, but a levee crossed the lot in 1834.

No evidence of construction during ownership of Evans (1832-1837) or Hanson (1838-1843)

Geiger may have built a warehouse during late 1840s, but evidence about it is extremely scant and confined to a brief increase in lot value between 1846 and 1861.

Braun survey of 1874 confirms lot vacant and used as staveyard.

No evidence of construction during ownership of N.O. Elevator & Warehouse Co. (1881-1909); lot used as lumber and wood yard.

Vacant on Sanborn Insurance Map of 1909.

SUMMARY OF LOT BG

No evidence of construction before 1843.

Received a two story brick warehouse on downriver half, a lot 21.6 feet wide, in late 1843.

Probably used as service area to neighboring brewery after 1867.

Braun's survey of 1874 shows that the lot was vacant except for use as a staveyard.

Lafayette Brewing Company built new a four story brick brewhouse in 1888. It straddled Lots BG, BF, BE, and part of BD. The beer cellar portion of the brewhouse was on Lot BG.

SUMMARY OF LOT BF

UPPER (HARMONY STREET SIDE) HALF:

Brick warehouse built between June, 1843 and Feb., 1844.

Decrease in value of lot from \$2800 in 1847 to \$1900 in 1858 suggests that brick warehouse may have been damaged or removed.

Braun survey of 1874 shows vacant lot, a staveyard.

Four story brick brewhouse covered most of Lot BF 1888-ca.1908,

except for small frame building in rear [Sanborn, 1896]. Site sold to the City of New Orleans in 1908 for Public Belt R.R. right-of-way.

LOWER (NINTH ST. SIDE) HALF:

Brick warehouse evidently built between May, 1843 and 1847. Lot became part of the operation of the Lafayette Brewery operation founded no later than 1867 by Henry Bassemier and Nicholas Guenther.

This part of old Lot BF was the site of No. 1010 Tchoupitoulas St., a two story brick home built no later than 1869, and probably no later than 1867. The home contained three large rooms and a hall on the first floor and five bedrooms on the second floor. The kitchen may not have been in a separate building, and did not have a cooking fireplace. The 1883 inventory shows that it had a cooking stove. The building housed a family of nine. Home evidently demolished for construction of Lafayette Brewing Company brewhouse in 1888.

SUMMARY LOT BE

No evidence of buildings during plantation era, but levee crossed lot in 1834.

Two story brick warehouse built between June, 1843 and February, 1844.

Warehouse converted into brewery about 1867.

Braun survey of 1874 indicates 2-story brick brewery with slate roof, sharing a common wall with home at 1010 Tchoupitoulas (Bassemier House, Lot BF) and feedstore on corner (Lot BD).

Lafayette Brewing Company evidently demolished old warehouse to make way for new brewhouse in 1888. Lot BE's portion of new brewhouse contained ice machines and water tanks, and a five story tower.

SUMMARY LOT BD

1834 Levee crossed lot, on Zimpel map.

1851 Warehouse/feedstore built.

1888 Lafayette Brewing Company demolished other buildings on the square, but may have reused old feedstore/warehouse as office.

By 1909 entire brewing complex removed for railroad right-of-way.

Digging Sequence:(Locations from Corps of Engineers Plans, 1981, sequence is from upriver to downriver)

1. The floodwall will first cross lot BJ. Location 15' after Gate Sta 12+70.45 to 40' after Sta 13 + 05.45.

2. Next is lot BH. Location 40' after Sta 13+05.45 (or 10'

before 13+55.45) to 37' after Sta 13+55.45.

3. Next is lot BG. Location 37' after 13+55.45 to 80' after Sta 13+55.45.

4. Next is lot BF. Location 80' after Sta 13+55.45 to 9' before Sta 15.00.

5. Next is lot BE. Location 9' before Sta 15.00 to 34' after Sta 15.00.

6. Next is lot BD. Location is 7.5' past Sta 15+16.31 to 50' past Sta 15+16.31.

SUMMARY

Square 13 should be watched only at the upriver corner.

Digging Sequence:

1. Beginning at upriver corner (Tchoupitoulas and Ninth), watch carefully for the lot (BC), which extends for 51' 1".

2. The square is 258 feet long. The balance of 206' 11" may have some early structures, but they have not been identified.

SUMMARY

Careful attention should be given to the downriver corner of square 12. The structures here have been documented and could be of value. They were built and used by members of the German community of Lafayette. However, the presence of buildings on the rest of the square cannot be ruled out.

Digging Sequence:

1. Beginning at the upriver end of the square, the first 208' 2" 7'" were occupied by the stave yard.

2. The lower corner consisting of lots C and D of Lot AQ occupies 52' 5'".

SUMMARY Square 11

This square contains the enterprises of an important German family of Lafayette. Care should be maintained in excavation in the middle of the square.

Digging Sequence:

1. Beginning at upriver corner, Tchoupitoulas and Seventh, actual boundary line, not street curbs, first 104' 9" do not show structures.
2. Lot D or upper half of lot AN contained a two story wooden structure. Could be significant. Extends 26'1".
3. Next is lower half of Lot AN extending for 25' 6.5", on which sat a one story wooden building, probably dating at least until 1842.
4. Lot 6, part of Lot AM, extends for 34' on Tchoupitoulas. It contained a two story brick structure, probably built as a store.
5. Lot 7, part of lots AM and AL, extends for 34' on Tchoupitoulas, and did not contain a structure in 1874, but did contain one as early as 1834. Probably wooden.
6. The lowest lot on the square extends for 37.0225 ', but the small one story wooden dwelling occupied about one half of the frontage, set a few feet back.

Overall length of the square is 260.71'.

SUMMARY Square 10

The Manson salt warehouse presents an excellent opportunity to examine the remains of a long-standing business. There should not be remains of any other structure beneath it.

The marble works might yield remnants of marble as well as evidence of the frame house behind the brick front. Curiously, Braun shows the entire structure as built of brick.

Digging Sequence

1. The first five lots of the square were used as a lumber yard in 1874. Total distance from upriver Tchoupitoulas corner of square is 131' 6" 6".
2. Lot 6 measures 26' 6" 1" and held a two story wood frame structure.
3. Lot 7 was vacant, measures 26' 6" 1".
4. Lots AF and AE held the Manson Salt warehouse, with a combined width of 92' 4" 4".
5. Lot AD may have held some buildings prior to 1874. Not documented. Measures 46' 2" 2" wide.
6. Lot AC held the marble works, measures 46' 2" 3" wide.
7. Lots AB and AA may have held some buildings prior to 1874. Not documented. Measures 92' 4" 6" total width to end of square.

SUMMARY Square 8

Of all the identified buildings on the square, the floodwall is most likely to go through the brick cottage on lot 12. However, the more extensive digging required for the gate at Third Street may intrude more dramatically on the residential building on lot 20. This entire square should be watched.

Digging Sequence:

1. Lot 11--Beginning at the upriver corner of the square (Fourth Street), no building identified in first 25' 11" 6" .

2. Lot 12--Brick residential building c. late 1850s, next 25' 11" 6'".
3. Lots 13, 14--No buildings identified for next 51' 11".
4. Lot 15--Brick one story building over creole cottage, next 25' 11" 6'".
5. Lots 16, 17, 18--No buildings identified next 77' 10" 6'".
6. Lot 19--One story brick building next 25' 11" 6'".
7. Lot 20--Two story wooden structure next 25' 11" 6'". See attached front and rear elevations.

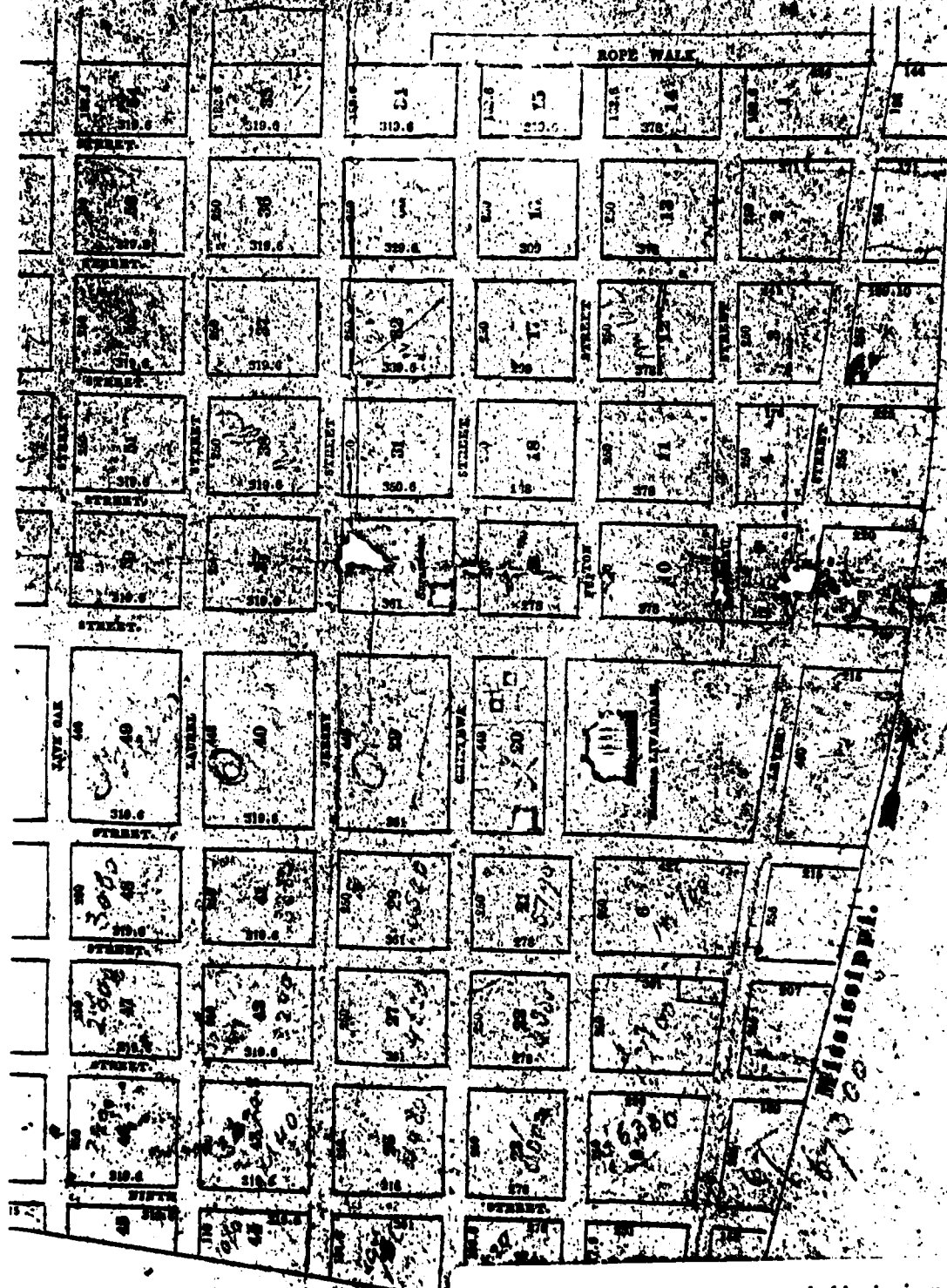
SUMMARY Square 4

Square 4 has had an interesting late 19th century history, but like the other lots at the lower end of the site, the floodwall does not appear to cross it.

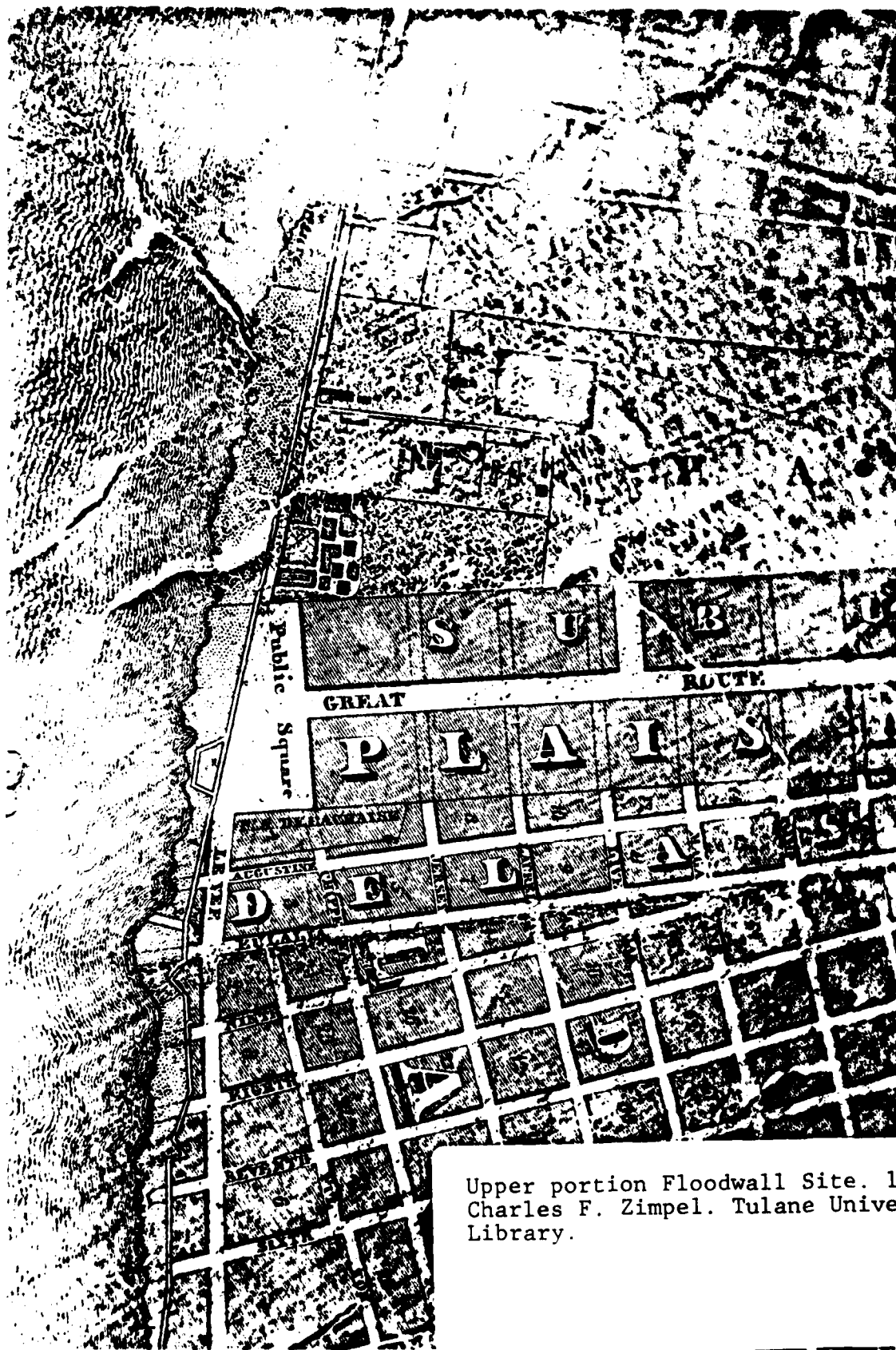
SUMMARY Square 3

The floodwall does not appear to cross square 3. This is true of square 3, 4, 5, 6, and 7. Consequently, the importance of these squares is minimal.

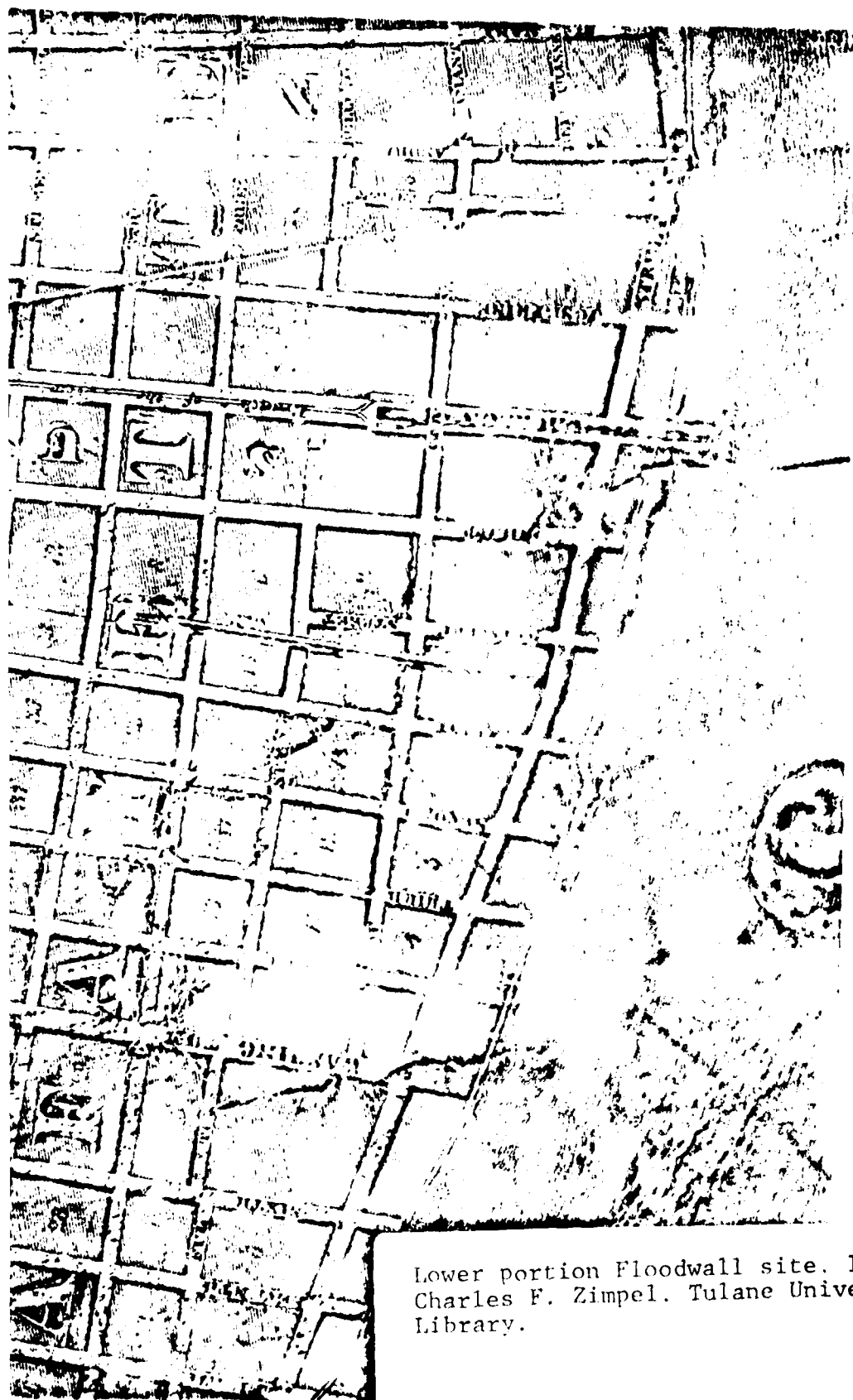
Property of Robert Layton, Esq.



First plan for the subdivision of
the Livaudais plantation. Benj.
Buisson, 3/5/1832 in Tulane University
Library.



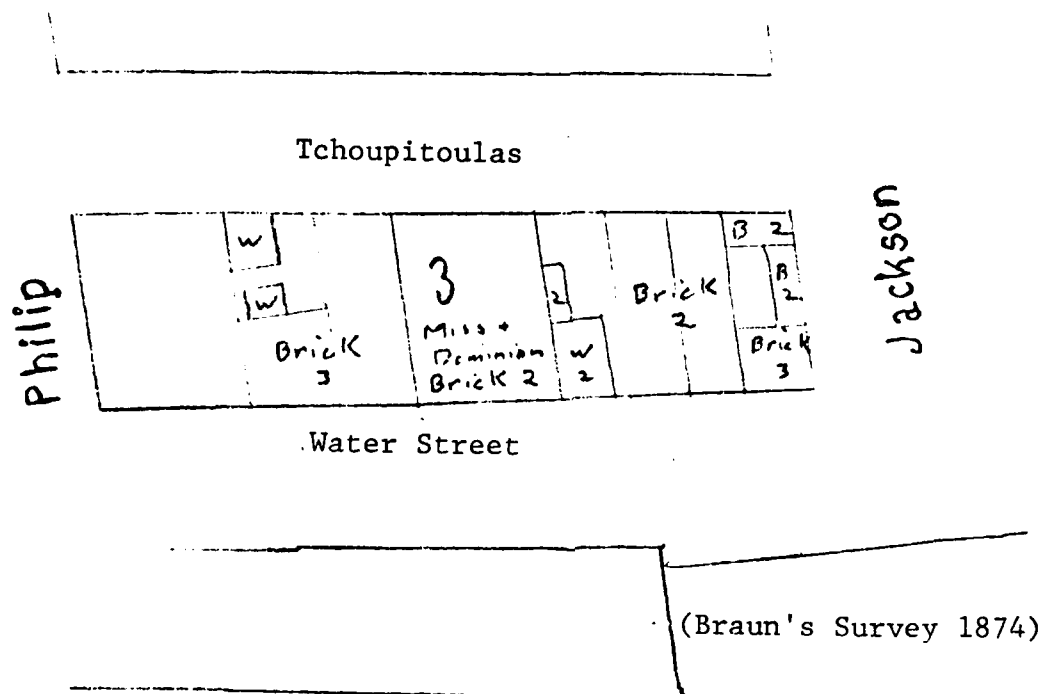
Upper portion Floodwall Site. 1834.
Charles F. Zimpel. Tulane University
Library.



Lower portion Floodwall site. 1834.
Charles F. Zimpel. Tulane University
Library.

Floodwall Study: Louisiana to Jackson

SQUARE 3 DISTRICT 4



In 1779 Don Jacinto Panis purchased an eight arpent plantation extending from the Livaudais lands (just above Soraparu) to St. Andrew street. His widow, Marguerite Wiltz Milhet Panis, subdivided the plantation and laid out Cours Panis (Jackson Avenue) in 1813. Her daughter by her first marriage, Catiche Milhet, wife of Pierre George Rousseau, inherited the land, but in 1818 sold it to John Poultney, and the current subdivision was made. Poultney was to pay \$100,000 for the property, but before he did he went bankrupt and died. His creditors were led by Charles Harrod and Francis B. Ogden and they won a suit entitled Charles Harrod et al vs Widow

Floodwall Study: Louisiana to Jackson

Poultney, tutrix of minor heirs of John Poultney. On February 23, 1824 the plantation was sold at public sale and Harrod and Ogden purchased it.

Harrod and Ogden then immediately began selling the lots on a large scale. The upriver half of the square 3 consisted of lots R, Q, and P. George Washington Morgan purchased lot Q on June 30, 1824 for \$875. He soon sold it to Jean Baptiste Drouet, who sold it to Samuel C. Rodgers of the city of Philadelphia, but the price had dropped to \$850.

Rodgers evidently erected buildings on the lot, and he sold it on February 8, 1830 to Harmon Warre Bozeman, George Green, and Willis Cheek. These gentlemen subdivided lot Q into three parts, each with 21' 5" 7'" facing Levee street (Tchoupitoulas).

Bozeman and his partners then partitioned the property between them and Bozeman received the upper end of lot Q. He sold it to James and Partick Devine, who immediately sold it to Patrick McGarey, with buildings. The following year, July 2, 1832, Patrick McGarey sold the lot to Mary McGarey, wife of James McGarey.

James McGarey and wife held on to the land for the next forty-one years. The Lafayette City Directory for 1838 shows McGarey operating a clothing store on Water street near Philip, on this site. By 1850 he had become a justice of the peace with an office on the end of his lot facing Levee street and his residence on the end facing Water street.[Cohen's New

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Orleans and Lafayette Director, 1850].

In 1873 an English company organized a steamship line to run to New Orleans and named it the Mississippi & Dominion Steam Ship Co. Ltd. In July of 1873 the company purchased the McGarey and adjoining land. This company held the 120 feet in the center of the square between Philip and Jackson.

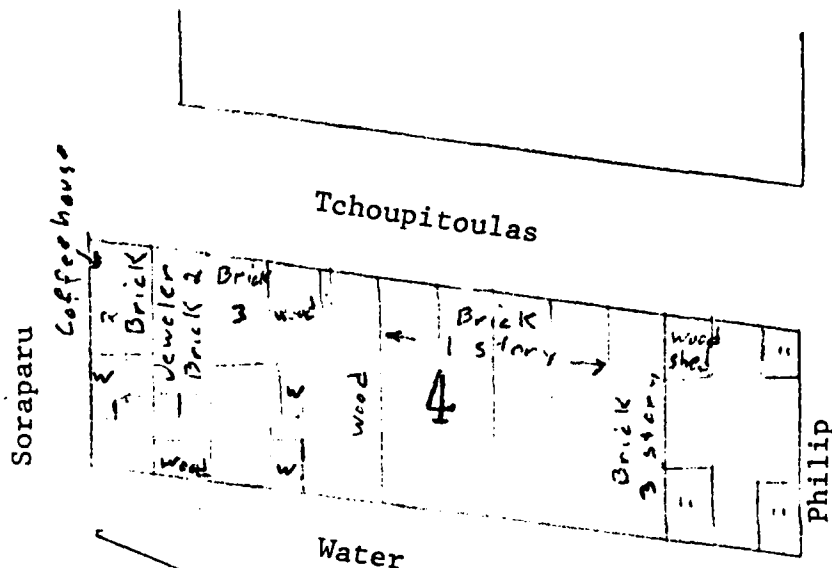
In 1891 Mississippi & Dominion sold their property to a new firm, the American White Lead and Color Works for \$17,033. Three years later this company acquired the property at the Philip street end of the square. American White Lead evidently ran into some financial difficulties, for in 1900 they reorganized under the name of American Paint Works. However, the city's drive to upgrade the levees and build the Public Belt Railroad doomed the enterprise at this location. In 1908 they sold out to the City of New Orleans for \$73,000.

SUMMARY

The floodwall does not appear to cross square 3. This is true of square 3, 4, 5, 6, and 7. Consequently, the importance of these squares is minimal.

Floodwall Study: Louisiana to Jackson

SQUARE 4 DISTRICT 4



(Braun's Survey 1874)

Square 4 is the next square upriver from square 3. Like its downriver partner the project site just misses this square, moving down river in the right-of-way of Tchoupitoulas Street. This street, formerly Levee Street at this point, was just a dirt road known as Public Road in the 18th and early 19th centuries. It was first paved in the early 1840s with large granite blocks, the paving surface that remained until the street was rebuilt by the Works Projects Administration in 1937. However, granite blocks may remain under the sidewalk area on each side of the right-of-way.

Square 4 is bounded by Philip, Tchoupitoulas, Water

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and Soraparu Streets. It was probably laid out about 1824 when Harrod and Ogden began selling lots on a large scale in the Faubourg Panis.

Most of the square was acquired by Robert Layton about 1824. Layton had been present in the faubourg for some years as the operator of a rope walk on the lower boundary of Faubourg Panis. The rope walk required a long narrow strip of ground on which hemp was laid and spun and twisted. The Layton rope walk was located between Saraparu and First, extending from Levee street inland.

Layton died in 1843, and his inventory showed a total value of \$102,275. On February 2, 1844 Hugh Grant, surveyor for the City of Lafayette, prepared a plan for the Layton estate known as "Plan of 254 Valuable Lots of Ground Situated in the City of Lafayette Belonging to the estate of Robert Layton," (Plan Book 102, folio 18). On April 13, 1844 the lots were sold at public auction at Banks Arcade. Layton's testamentary Executor was Isaac Trimble Preston, who soon married Layton's widow, Margaret Newman Hewes. The heirs of Layton purchased many of the lots at the public sale, but purchased them in solido. Four years later they partitioned their joint estate, with lots 11-14 on square 4 going to the widow. In 1856 she sold the four lots to her son, Robert Layton, Jr. and Edward Ivy; together the lots were worth \$9,247.42, and contained buildings. About this time adjoining lot 15 also contained a building, a three story brick warehouse. These buildings make

Floodwall Study Louisiana to Jackson

up the heart of the square and are evident on the Braun survey done in 1873. All five above mentioned lots were acquired by Josephus M. and James W. Reeve about 1859, who sold out in 1866 to Mrs. Catherine Chandler for \$12,000. She kept the buildings until 1881 when Albert Baldwin and others organized the Southern Manufacturing and Exporting Company of New Orleans.

This company apparently was formed to prepare fertilizer from animal fats according to the "Mege Patent", and the company was to have the exclusive right in Louisiana and Texas. The company was apparently not too successful, for six years later it sold out to the Planters Fertilizer Manufacturing Company for \$5,500. This company acquired lot S on the downriver end of the square the following year and operated until 1904. The company then sold everything to Empire Rice Mill, which four years later sold out to the city of New Orleans.

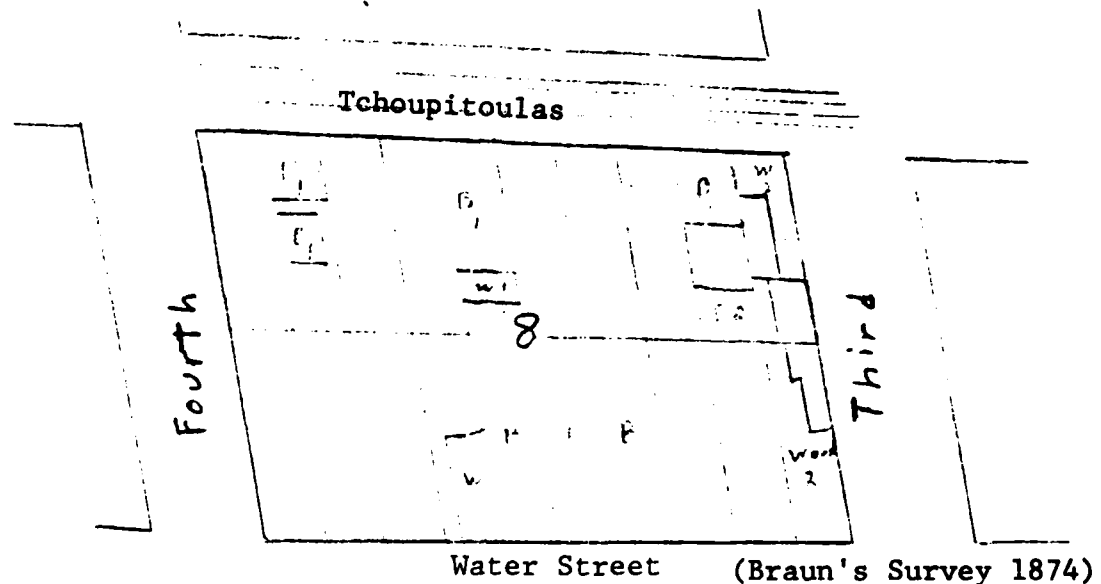
Lot S was acquired by Alexander Philips from Harrod and Ogden in 1824 and stayed in his possession for fifty three years. The purchaser, Mrs. Catherine Kerns, bought it for \$1,750, held it for eleven years and sold it in 1888 to Planters Fertilizer for \$3,500.

SUMMARY

Square 4 has had an interesting late 19th century history, but like the other lots at the lower end of the site, the floodwall does not appear to cross it.

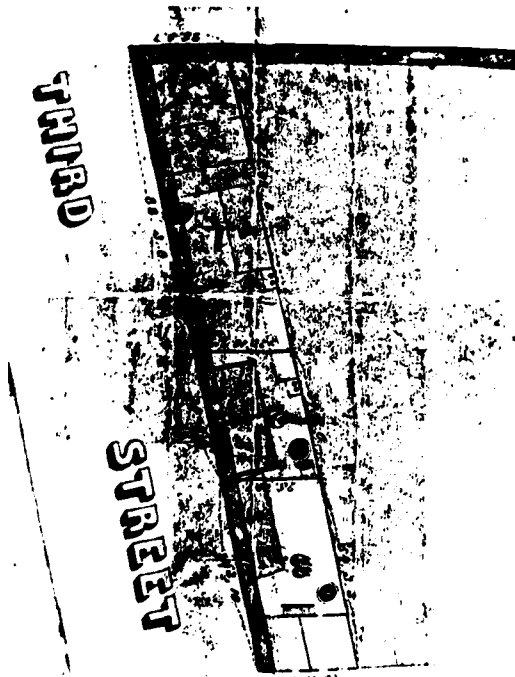
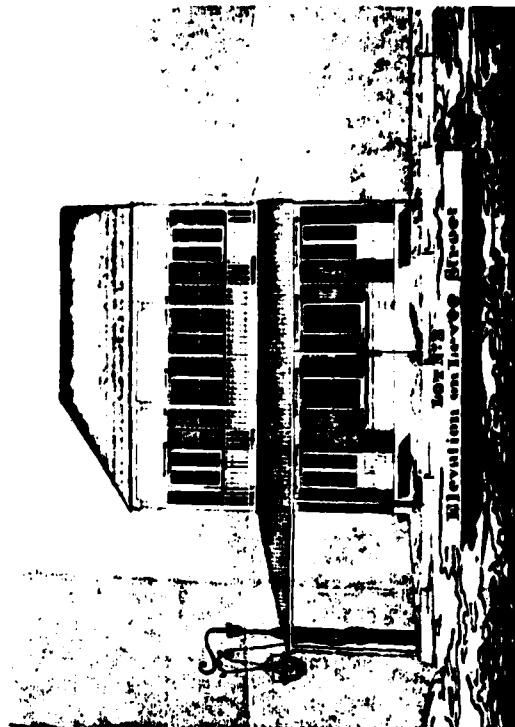
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SQUARE 8 DISTRICT 4



Square 8 presents five documented buildings in the floodwall right of way. However, it is estimated that the floodwall probably crosses the Tchoupitoulas boundary line within this square, thus reducing the number of possible artifacts. Square 8 sits between Fourth and Third Streets. A further distinctive element of this square is the availability of drawings of two of the structures, both wooden frame dating probably from the 1840s.

Square 8 was early divided into 20 evenly sized lots, ten facing Tchoupitoulas and ten facing Water Street. Lot numbers 11 through 20 front on Tchoupitoulas, and each has 25' 11" 6'" of frontage. [Hugh Grant, Plan of 28 Lots, 12/28/42, Plan Book 91, folio 48.] The plan shows that what later came to



Side and Front Elevations of
Residential Structure, Third and
Levee (Tchoupitoulas). Site plan on
reverse. C. A. Hedin, 11/10/1855.
Plan Book 49, folio 62.

Floodwall Study: Louisiana to Jackson

be called Water Street was referred to as "Levee or Public Landing," while Tchoupitoulas at this time was referred to as Levee Street.

The most spectacular complex of residential buildings provable on the entire site sits at the lower end of square 8. Front and side elevations of these structures are preserved in Plan Book 49, folio 62. The ubiquitous coffee house occupied the corner of Third and Water, while apparently a purely residential structure stood at Third and Tchoupitoulas. Both of these buildings were still present in 1874 on Braun's survey. The building on lot 20 may touch the floodwall right of way. It was apparently built while the lot was owned by one Jean Brown, whose wife was Johanna Bruhn, thus suggesting strongly that Jean Brown was actually Johan Bruhn, a process familiar to Louisiana history that saw such changes as Zweig to Labranche a hundred years earlier. Jean Brown purchased the land for \$940 in 1845 and sold it for \$2,200 in 1848, and the act recorded for the first time the presence of buildings. In any case Jean Brown sold out to an Irishman. Patrick Carmody, who held it for a few years and sold to Henry Scheltmeyer, who sold to another German, Bernard H. Mieden. Incidentally the value of the property was plummeting, \$2,000 in 1853 and \$1,425 in 1855.

The Mieden's held on to the property for twenty years, but it continued to decline in value, reaching \$1,060 in 1878, after it had gone through several additional owners. Diedrich H. Koehler, yet another German, held the property for

Floodwall Study: Louisiana to Jackson

another twenty years, but it appears that the buildings were removed during his tenure.

Braun's survey of 1873 shows three brick buildings touching the front boundary line of the square, and thus possibly touching the floodwall right of way. They are all one story, and probably all residential. Each has a rear building, an outhouse or kitchen.

The building on lot 15 is the most substantial of the three. It replaced a small wooden creole cottage that formerly sat on that lot and for which an archival drawing exists. [Plan book 46, folio 38] The plan is undated.

After the turn of the century the Crescent Ice Company took over most of the square. Its reign was short-lived, however, for it had to sell out to the City in 1908.

SUMMARY

Of all the identified buildings on the square, the floodwall is most likely to go through the brick cottage on lot 12. However, the more extensive digging required for the gate at Third Street may intrude more dramatically on the residential building on lot 20. This entire square should be watched.

Digging Sequence:

1. Lot 11--Beginning at the upriver corner of the square (Fourth

Floodwall Study: Louisiana to Jackson

Street), no building identified in first 25' 11" 6'".

2. Lot 12--Brick residential building c. late 1850s, next 25' 11" 6'".
3. Lots 13, 14--No buildings identified for next 51' 11".
4. Lot 15--Brick one story building over creole cottage, next 25' 11" 6'".
5. Lots 16, 17, 18--No buildings identified next 77' 10" 6'".
6. Lot 19--One story brick building next 25' 11" 6'".
7. Lot 20--Two story wooden structure next 25' 11" 6'". See attached front and rear elevations.

Floodwall Study: Louisiana to Jackson

business in 1850, and maintained the principal business at Tchoupitoulas and Common Streets. In 1856 a partnership of Theodore L. McGill, Theodore McGill, James Jackson, and Charles Manson purchased lots AF and AE with buildings for \$16,500. Two years later Manson bought his partners out. Later Manson took in as a partner David Jackson and the firm changed its name to Jackson and Manson. In 1878 Charles Manson retired and his son Robert succeeded him. Five years later another son, James Manson, bought out David Jackson, and renamed the firm Manson Bros. The property stayed in the Manson family until they sold to the City of New Orleans in 1908. [Englehardt, 110-111]

The second largest building that once sat across the floodwall site was used as a marble works in the late 19th century. It was a one story brick front frame house with slate roof and two attached wooden sheds at the rear. [T. Guyol 4/30/1890] It occupied lots 7 and 8 of larger lot AC. [Plan of Hugh Grant 12/4/1846, in D. J. Ricardo 12/8/1846; also sketch in Alcee J. Villere 7/2/1900] The developer of the lots was probably Daniel Seltzer Dewees who purchased lots 7 and 8 in 1850 for \$2,000. [L. R. Kenny 2/26/1850] This is a high price, and suggests that a frame building might have been on them by that date. Dewees sold his interest in lots 1-8 in 1871 with buildings for \$10,000 and in a sale three years later the buildings contained machinery, fixtures for cutting, sawing and polishing marble. [E. L. Gottschalk 3/7/1871; Joseph Cohn 6/26/1874]

dwall Study: Louisiana to Jackson

The final structure on the square through which the
dwall will pass is a two story wooden structure on lot 6 of
etch attached to D. J. Ricardo 12/8/46.

SUMMARY

The Manson salt warehouse presents an excellent
portunity to examine the remains of a long-standing business.
e should not be remains of any other structure beneath it.
marble works might yield remnants of marble as well as
lence of the frame house behind the brick front. Curiously,
n shows the entire structure as built of brick.

ling Sequence

The first five lots of the square were used as a lumber yard
1874. Total distance from upriver Tchoupitoulas corner of
re is 131' 6" 6".

Lot 6 measures 26' 6" 1" and held a two story wood frame
icture.

Lot 7 was vacant, measures 26' 6" 1".

Lots AF and AE held the Manson Salt warehouse, with a
ined width of 92' 4" 4".

Lot AD may have held some buildings prior to 1874. Not
mented. Measures 46' 2" 2" wide.

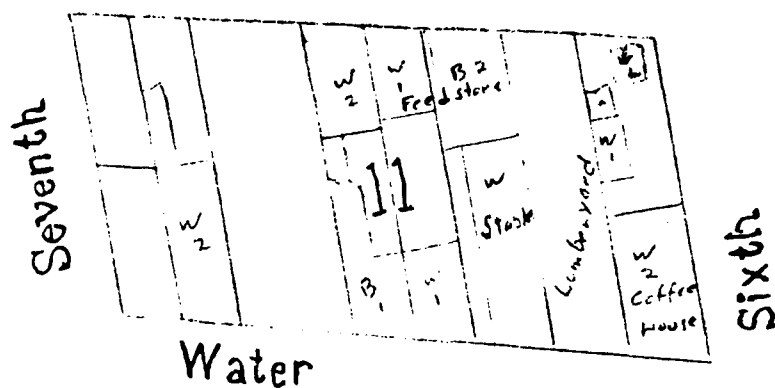
Lot AC held the marble works, measures 46' 2" 3" wide.

Lots AB and AA may have held some buildings prior to 1874.
documented. Measures 92' 4" 6" total width to end of
re.

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SQUARE 11 DISTRICT 4

Tchoupitoulas



(Braun's Survey 1874)

Square 11 is one of the best candidates for uncovering residential remains. Houses dating back to 1834 can be documented. Square 11 is bounded by Seventh Street and Sixth Street.

Examination of Braun's survey of 1874 indicates that the most significant properties in the right of way still standing at that date are in the middle of the block. They consist of a two story wooden building, a one story wooden building, a brick building, and a small one story wooden building, probably a creole cottage. The latter is set back from the property line and may not be on the right of way.

This square like the others in this area was subdivided in 1832. In May of 1840 John Deniger, probably a German, purchased the lower half of lot AN. Two years later the City Directory shows Deniger operating a coffee house on Levee between Sixth and Seventh, presumably on this lot. This could be the one story wooden structure there in 1874. By 1850

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Deniger is operating a feed store downriver, below Jackson, but in 1853 he has moved his establishment back to his lot, no longer a coffee house, now a feed store.

Deniger was prosperous, for in 1857 and 1858 he purchased the two lots immediately down river, known as lots 6 and 7. Both had buildings on them in 1834. By 1874 lot 6 supported a large brick building containing a feed store. John Deniger had since died, but the properties remained in the possession of his widow until 1898, and the businesses could well have been operated by her and her children. In 1868 she purchased yet another lot in the area, lot E, which faced the river and had a very large brick dwelling on it.

SUMMARY

This square contains the enterprises of an important German family of Lafayette. Care should be maintained in excavation in the middle of the square.

Digging Sequence:

1. Beginning at upriver corner, Tchoupitoulas and Seventh, actual boundary line, not street curbs, first 104' 9" do not show structures.
2. Lot D or upper half of lot AN contained a two story wooden structure. Could be significant. Extends 26'1".
3. Next is lower half of Lot AN extending for 25' 6.5", on which sat a one story wooden building, probably dating at least until 1842.
4. Lot 6, part of Lot AM, extends for 34' on Tchoupitoulas. It

Floodwall Study: Louisiana to Jackson

contained a two story brick structure, probably built as a store.

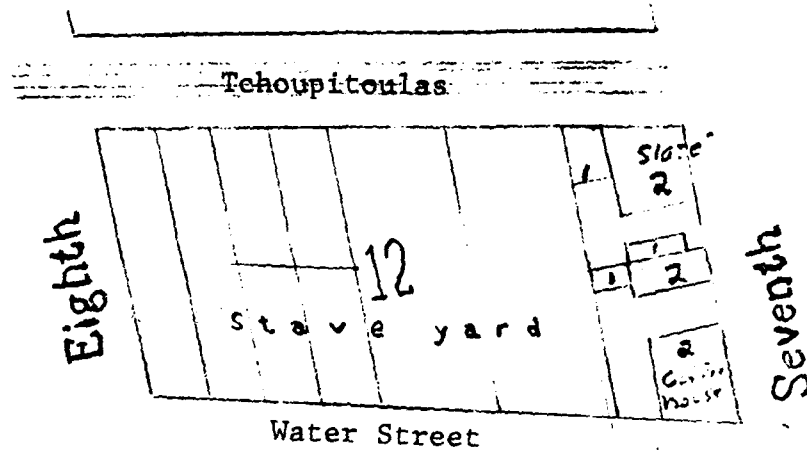
5. Lot 7, part of lots AM and AL, extends for 34' on Tchoupitoulas, and did not contain a structure in 1874, but did contain one as early as 1834. Probably wooden.

6. The lowest lot on the square extends for 37.0225 ', but the small one story wooden dwelling occupied about one half of the frontage, set a few feet back.

Overall length of the square is 260.71'.

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SQUARE 12 DISTRICT 4



(Braun's Survey 1874)

Square 12 sits across the right of way between Eighth and Seventh Streets. Of the squares in this floodwall study area, it appears to have the most vacant land. In 1873 (Braun's survey), four-fifths of the land was used as a stave yard. Staveyards were an essential component of the nexus of industry along this stretch of the river. Here staves were gathered from sawmills and fabricated into barrels for the nearby grain elevator (New Orleans Elevator Company, sq. 15) and the Lafayette Brewery on square 14.

It is unclear whether buildings ever existed on this four fifths of the square. Samuel Brown purchased the area before 1850 and his succession turned it over to Elizabeth Brown Blue on April 30, 1850. She owned it for twenty years, before it turned over three times and ended up as the E. J. Bobet staveyard. He sold the land to the City of New Orleans in 1909.

DJ. Riando NP Vol 10 act 175 4874

Sp. 10 10

SIXTH

STREET

DIACRAM representing the Batture or AF.
as limited in depth by the line of the Public
Landing established by me; said lot being in
the square bounded by the Public Landing, Levee,
Washington and Sixth Streets, Suburb Livaudais

LEVEE

STREET

Landing

Public

Gaspardette Dec. 24. 1896
Gaspardette
Gaspardette



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The only proven development occurred on the lower end of the square along Seventh street between Tchoupitoulas and Water Streets. Like its neighbors the square was subdivided in 1832. Lots AP and AQ ended up jointly owned by Ernest Henry Kieseckamp and the Bank of the United States. On August 18, 1841 the property was partitioned between Kieseckamp and the Bank, with Kieseckamp receiving Lot AQ at the lower end of square 12 and the Bank receiving lot AP at the upper end of square 11. [Judgment of the First Judicial District Court, Bank of the U.S. vs. E. H. Kieseckamp, in COB 3, folio 441, Transcribed records of Jefferson Parish, Orleans Parish Conveyance Office. The attorney for the Bank was the famous Democratic politician and Senator, John Slidell].

Lot AQ of square 12 stretched for fifty-two feet along Tchoupitoulas from the corner of Seventh street, and extended originally to the river bank. In the middle 1850s Water Street was cut through, forming the square, but not obliterating the batture rights of the property owner. The directory of 1843 shows Ernest Henry Kieseckamp residing at the corner of Levee and Seventh [Michel Directory 1843]

Kieseckamp built three structures on the lot after subdividing it into lots B, C, and D. He evidently intended to offer a lot A, but never built. The structure on lot B was the largest of the three, and apparently functioned as a coffee house for a long period of time prior to 1873.

The New Orleans coffee house was a distinctive

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institution, best described by a visitor in 1835, Yankee Joseph Holt Ingraham. New Orleans had hundreds of coffee houses in the ante-bellum era, and Lafayette alone had fifteen in 1838, with its population not a thousand. Staffed by bilingual waiters, the coffee house was decorated in French taste, with engravings and printings of a risque nature. Rows and castles of glasses sparkled from behind highly polished bars. Lamps and tables hosted a numerous throng throughout the day, for much commerce, newspapering, and politicing went on in the coffee house. Alternatively, the visitor was sure to be playing dominoes, the game of the creoles. The indispensable "segar" was never far from the creole's hand, and clouds of smoke swirled around every cluster. Coffee was seldom to be seen, the drink was negus, a beverage of wine, hot water, sugar, nutmeg, and lemon juice. [Register n.p.]

Two of Kieseckamp's buildings sat across the present site of the Floodwall. Both were built right up to the property line of Tchoupitoulas. The corner building was two stories of brick, with a slate roof. The smaller is of wood, one story. The corner building is the larger, yet the 1870 sketch by J. A. d'Hemecourt does not show a cistern for it while showing one for the smaller building. [J. A. d'Hemecourt, Deputy City Surveyor, 12/9/1870 in J. F. Coffey 12/13/1870] The corner building (C) occupies its entire frontage of the lot, 33' 2". The smaller building is long and narrow, probably about 15' wide by 40' deep, with a cistern at the rear. The privies show

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in the center of lot AQ at the intersections of the four lots.

Ernest H. Kieseckamp died in 1869 and the following year his son, Casper William Kieseckamp inherited the property. He immediately sold lot D with its buildings to William Macke for \$775. Over the next three decades all three lots wound up in the Kampen family, and in 1908 Mrs. Mary Kampen, the wife of John Hanneman sold the lots to the City of New Orleans for \$8,000.

SUMMARY

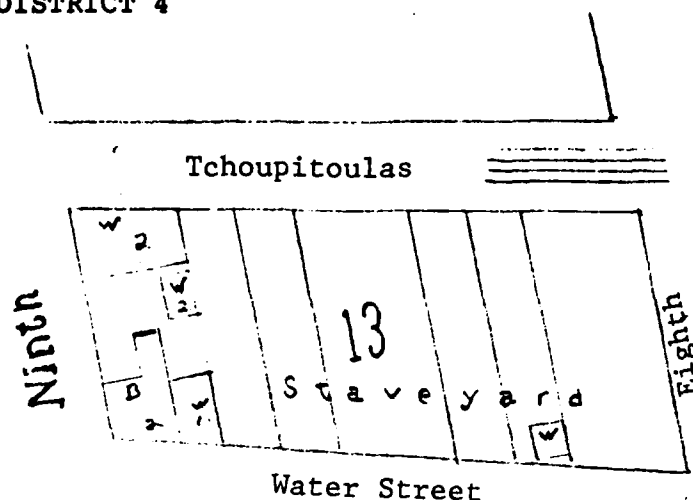
Careful attention should be given to the downriver corner of square 12. The structures here have been documented and could be of value. They were built and used by members of the German community of Lafayette. However, the presence of buildings on the rest of the square cannot be ruled out.

Digging Sequence:

1. Beginning at the upriver end of the square, the first 208' 2" 7'" were occupied by the stave yard.
2. The lower corner consisting of lots C and D of Lot AQ occupies 52' 5'".

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SQUARE 13 DISTRICT 4



(Braun's Survey 1874)

Square 13, like square 12, was virtually empty of buildings in 1874. The square stretches between Ninth and Eighth streets.

The only structure on the right of way as of 1874 was a building described in 1887 as "a double tenement two story house forming the corner of Levee and Ninth Streets." This was clearly a residential structure. The lot (BC) was purchased in 1836 from the subdividers of Faubourg Livaudais by John Mitchell, and he and his heirs owned it until 1887 when they sold it to Alphonse and E. J. Bobet, who operated the stave-yards on squares 12 and 13. Directory research strongly suggests that John Mitchell did not live there, and the term tenement suggests it was rental property. Its address on the old system was 1000-1002 Tchoupitoulas.

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SUMMARY

This square should be watched only at the upriver corner.

Digging Sequence:

1. Beginning at upriver corner (Tchoupitoulas and Ninth), watch carefully for the lot (BC), which extends for 51' 1".
2. The square is 258 feet long. The balance of 206' 11" may have some early structures, but they have not been identified.

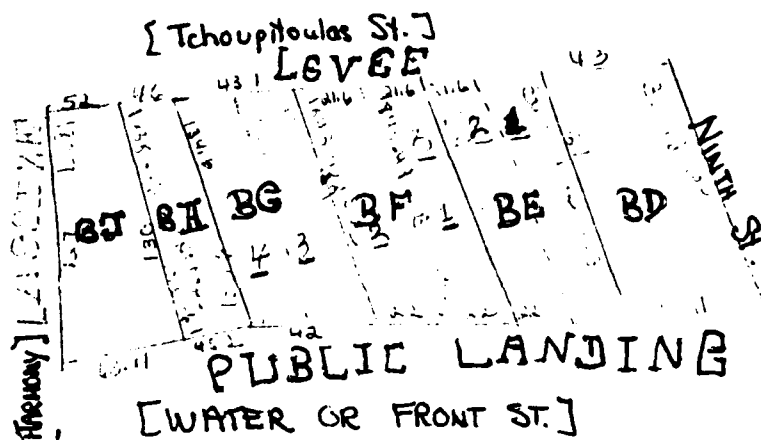
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SQUARE 14 DISTRICT 4

Square 14 emerged as a separate piece of real estate out the old Livaudais Plantation in 1832. It was the most upriver terminus of Plantation Livaudais, later the uppermost terminus of the City of Lafayette. It was bounded on the downriver side by Ninth St., and on the upriver side by Faubourg DeLassize, which never became part of the City of Lafayette.

In the auction of Livaudais Plantation Square "O", now Square 14, was divided into six lots, Nos. BD to BJ. Each was about 40 to 45 feet wide, by about 135 feet deep.

LOT BJ



Lot BJ was purchased at the 1832 Livaudais auction [G.R.Stringer 4-5-32 and Lafayette C.O.B. 7/99] by Peter Hanson, a sometime milkman, tavern keeper and boarding house keeper, according to local city directories. Hanson, evidently a small-scale but bold entrepreneur, paid \$2800 for BJ in 1832. At the time he already owned waterfront property in the area. This he had purchased in Faubourg Panis as early as 1826 on Tchoupitoulas and St. Philip Sts. [Felix de Armas, 2-28-1826.] Five years after purchasing Lot BJ, Hanson mortgaged it along

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with a lot facing it across Tchoupitoulas Street to the Citizens'Bank for \$5500 [F.E.D.Livaudais 4-24-1837].

Hanson evidently used the mortgage money to expand, for the very next month he purchased the lot adjacent to BJ [Lot BH] from a credit sale [L.T. Caire, 5-8-1837]. Hanson then retained both properties on Square 14 until his death in 1846.

After Hanson's death his estate sold two of his properties, including the second lot in Square 14 [BH] and one across Tchoup itoulas St., but retained Lot BJ. This attempt by Hanson's executor F.J. Laizer to conserve some of the estate did not satisfy Hanson's creditors, and in 1848 the Citizens'Bank sued to recover the \$5300 it had loaned Hanson in 1837 [3rd Judicial District Court for Jefferson Parish, 3-14-1848]. This forced a sheriff's sale of Lot BJ. The Jefferson sheriff then auctioned BJ to Carl Kohn for \$5300, which sum included the purchase of Lot 8 Sq. 9. Kohn sold one month later to John Morris Bach and his wife "Pepitte" Toledano [L. Hermann, 4-20-1848], residents of St. Helena Parish. [MC LTC 6-20-1829]. Bach's purchase papers mention a building, probably a brick warehouse, on Lot BJ. It is presumed to have been built by Peter Hanson in 1843, when several other warehouses were built on the square, as the discussions following this section will show.

Bach held lot BJ until 1860 when he sold to Henry F. Hall for \$2900 cash [E.G. Gottschalk 3-6-1860]. Hall, a member

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of the commercial firm B.L. Mann & Co., held the property for the next twenty years, when his firm sold BJ to Fidel Engster, a Cuban associated with the New Orleans Elevator and Warehouse Company. [N.B. Trist 4-1-1880]. Engster turned over title of Lot BJ to the company the year after he bought it, for \$2500, the price that he had paid Henry F. Hall for both BJ and the adjacent lot in Sq. 14, Lot BH. [N.B. Trist 4-27-1881].

Both lots BJ and BH now became facilities of the Elevator Company operation on adjacent Square 15 for the following thirty years. According to Sanborn's Insurance Maps, New Orleans, Louisiana [vol. 3, 1896 ed., Sq.14] (hereafter "Sanborn") Lots BJ and BH were used as a lumber and wood yard during that time. At the rear of Lot BJ was a small frame stable and some sheds. (For the subsequent history of Lots BJ and BH until they were sold with Square 15 to the City of New Orleans for the Public Belt RR right of way, see report on Square 15.)

SUMMARY LOT BJ SQ.14

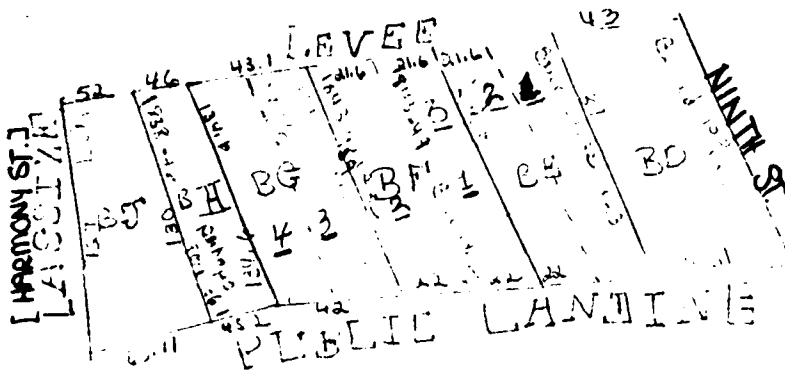
No evidence found of construction during plantation era, but Zimble map of 1834 indicates a levee crossing the lot. First construction possible concurrent with mortgaging activity in 1837; more likely in 1843.

Some building definitely on lot by 1848, probably a 2 story brick warehouse. Building removed after 1848, exact time unknown.

Lot vacant by 1874, used as staveyard. [Braun survey, 1874.] Lot continues vacant during era of New Orleans Elevator and Warehouse Co. (after 1874 and until 1908;) used as lumber and wood yard with small frame stable and sheds at rear, not in R.O.W.

wall Study: Louisiana to Jackson

Lot BH



Lot BH, along with the remainder of the lots in the 14 downriver from it, was included in the bankruptcy of Evans in 1837. It was sold by the syndic for Evans' tors to Peter Hanson [L.T. Caire 5-8-1838] for \$1825, a that by comparison indicates the lot was probably bare at ime. BH was still in Hanson's ownership when he died, and sold by his estate in 1846 with another lot for \$3270, a t sum that suggests it still had no building in 1846.

The new buyer was Philip Geiger [D. Clark, Jr., rson Parish Recorder, 12-4-1846], an immigrant from Baden , Germany, who lived in the City of Lafayette at Levee upitoulas) and First St. Geiger probably built a ouse on Lot BH during the 1840s, although we know little it. The elusive clue to its existence is the \$3400 value

Lot BH in Geiger's estate, inventoried in 1853 Kenny, 5-14-1853]. This value was about double what Geiger

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paid for the lot in 1846.

Geiger's will and estate inventory [6DC 5245] suggest that he was a good example of a German immigrant to New Orleans who achieved prosperity after migrating to the United States. He was born in the Dukedom of Baden in 1810. His father, John Michael Geiger, was born in Mannheim, Germany, where he worked as a court messenger. His mother, Anna Francisca Ehreinger, was born in Baden Baden. The younger Geiger married Caroline Helfer. They had no children. Geiger's brother Joseph was a journeyman shoemaker in Mannheim, where Philip was probably born. To Joseph, Philip left \$500 in his will. He also left \$500 to a second brother, Ludwig, who also emigrated to North America, going to Mexico in 1847, although Geiger believed that he was dead at the time he made his will in 1852.

By the time of his death, Philip Geiger had accumulated four pieces of real estate, all in the City of Lafayette, and lived in a home furnished with 12 mahogany chairs, marble topped furniture, and other comforts. He had 1250 shares of stock in the Lafayette and Pontchartrain R.R. and the N.O., Opelousas, and Great western R.R.; along with land in Mississippi and Texas.

Philip Geiger's succession remained open for seven years (1853-1860), and by the time it was closed his widow had remarried to Abraham Bronsema [6DC # 5245, 6-27-1860]. Mrs. Caroline Geiger Bronsema then sold Lot BH in 1861 to Henry F.

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Hall [J.F. Coffey 4-3-1861] for \$1800. The act of sale did not mention any buildings, and the \$1800 value was a substantial reduction from that specified in 1853.

Subsequent to 1861, the history of lot BH is identical to that of Lot BJ, described above. Both were merged into the operation of the New Orleans Elevator and Warehouse Company in 1880, after being held as staveyard properties by Henry F. Hall from 1860-1880. Like Lot BJ, BH was used as a lumber and wood yard by the Elevator company during the 1890s [Sanborn, 1896].

SUMMARY LOT BH

No evidence found of constructions during plantation era, prior to 1832, but a levee crossed the lot in 1834.

No evidence of construction during ownership of Evans (1832-1837) or Hanson (1838-1843)

Geiger may have built a warehouse during late 1840s, but evidence about it is extremely scant and confined to a brief increase in lot value between 1846 and 1861.

Braun survey of 1874 confirms lot vacant and used as staveyard.

No evidence of construction during ownership of N.O. Elevator & Warehouse Co. (1881-1909); lot used as lumber and wood yard.

Vacant on Sanborn Insurance Map of 1909.

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LOT BG



Like the two previously described lots on Sq. 14, Lot BG came out of the creditors' sale of the property of James Evans in 1838. It was then sold to James McGarey [L.T. Caire 5-8 1838] for \$1700. McGarey sold it to Gustave Leroy in 1843 [F. Grima 3-2-1843] for \$2000.

That same spring, the City of Lafayette determined to build a steam boat wharf in front of square 14, [wharf building contract L.R. Kenny 10-10-1844] probably because of investor activity on the square. The prospect of the new wharf then set off a rush of warehouse construction on the square. Gustave Leroy, owner of Lot BG, traded interests in his property with business partners P.F.V. and P.L. Labarre. In June, 1843 Labarre had Lafayette Surveyor Hugh Grant subdivide Lot BG and adjacent Lot BF into four equal lots, Nos. 1-4. Labarre and Leroy then built a two story brick warehouse on the downriver half of Lot BG (now numbered lot 3).

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A plan of Lot BG showing the warehouse on the lower half of Lot BG is attached to a act of sale between members of the Labarre family [S. Magner 8-18-1856]. Labarre and Leroy must have used the warehouse in connection with a large brickyard and sawmill that they owned and operated on the West Bank of the river directly across from Lafayette [Reeves 1980, 87,104]. No evidence has been found to indicate that they built a warehouse on the upriver half of Lot BG.

The Leroy-Labarre partnership continued to control Lot BG for roughly the next fifteen years, until 1860. At that time they sold out both halves of the lot to L. Auguste Bernard, a French immigrant baker who lived in the neighborhood on Eighth St. between Constance and Laurel [J.F. Coffey, 2-23-1860].

Bernard and several members of his family had extensive interests on Square 14. Philibert Bernard, probably his father or an older brother, had owned Lot BD at the Ninth Street end of the square since 1837. J. Xavier Bernard, evidently a brother of Auguste, owned Lot BE next to that, and after 1851 kept the family coffee house and a feedstore on the corner of Tchoupitoulas and Ninth St. with the widow of Philibert Bernard, Rosalie Weigtman Bernard. L. Auguste and J. Xavier Bernard split ownership of Lot BF, right in the middle of the square. The family thus owned all of Square 14 from Ninth Street to the upriver end of Lot BG. Auguste was married to a German girl, Elizabeth Metick, and his close friend was

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Kaspar Auch, leader of the German community in the City of Lafayette. [CDC 22,669].

As the report on Lot BE will show, a brewery was founded on Lot BE about 1867. Louis Auguste Bernard continued to own Lot BG during the operation of the brewery, and until his death in 1877. BG was probably used during that time as a service area for the brewery. The brewery was small family operation at first, but continued to expand during the 1870s and 1880s. In 1887 the Lafayette Brewing Company bought it out, and at that time Louis Auguste Bernard's widow and children sold Lot BG along with the upper half of adjacent Lot BF to the company.

The Lafayette Brewing Company added substantial buildings to their property on Square 14 between 1888 and 1890. Lot BG then became the site of the beer cellar portion of a new four-story brewhouse they built. Subsequent portions of this report will describe the brewery in more detail.

For the history of Lot BG after 1890, see Lot BE.

SUMMARY OF LOT BG

No evidence of construction before 1843.

Received a two story brick warehouse on downriver half, a lot 21.6 feet wide, in late 1843.

Probably used as service area to neighboring brewery after 1867.

Braun's survey of 1874 shows that the lot was vacant except for use as a staveyard.

Lafayette Brewing Company built new a four story brick brewhouse in 1888. It straddled Lots BG, BF, BE, and part of BD. The beer cellar portion of the brewhouse was on Lot BG.

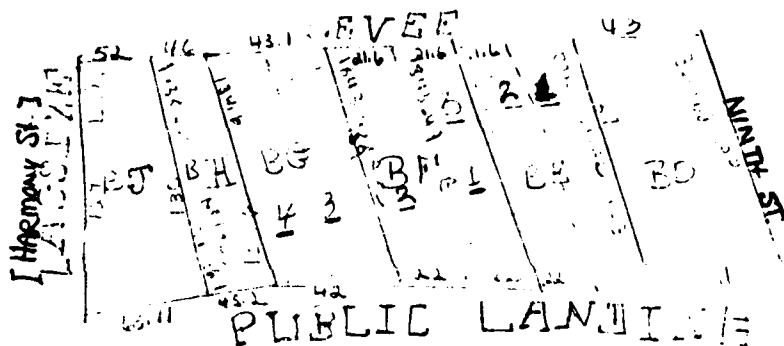
Floodwall Study: Louisiana to Jackson

LOT BF

Lot BF was sold in the 1838 James Evans creditors sale to James McGarey [L.T.Caire 581838]. McGarey sold to John McLaughlin in 1842 [F. Grima 11211842].

McLaughlin's lot then participated in the subdivision by Surveyor Hugh Grant which divided Lot BF and BG each into two equal parts. The following discussion will treat the upper (Harmony St. side) and then the lower (Ninth St. side) of the two halves of original Lot BF.

Lot BF-- UPPER HALF



John McLaughlin sold the upper half of original lot BF to Laurent Ignace Sigur [F. Grima, 5-17-1843], a young attorney who had inherited \$20,000 from his grandfather Laurent Sigur of Iberville Parish, and who was putting his inheritance into New Orleans real estate. [A. Chiapella 5-8-1843]. Sigur paid only \$822.50 for the property, about the same value per square foot that the lot had five years earlier in the Evans creditors' sale. Sigur then sold the property to his fiancée, Agnes Malvina Roche, widow deLa Ronde, who was his cousin.

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The fiancée paid the same amount for the bare lot, \$822.50 [A. Chiapella 6-14-1843]. However, when Sigur and his cousin Mrs. Widow deLa Ronde signed a marriage contract the following February [A. Chiapella 2-2-1844], they stated that there was a brick warehouse on the upper half of Lot BF. The warehouse was thus built, like the one on Lot BG, in the late months of 1843. This construction probably came in response to the construction of the steamboat wharf in front of Square 14 that year. [As the report on Lot BE will show, the same sequence of events and construction occurred on Lot BE, which Laurent Sigur purchased bare in 1843 but declared in his marriage contract to hold a brick warehouse in Feb., 1844.]

The Sigurs held their (upper) half of Lot BF until about 1847 when Mrs. Sigur turned her title over to John Hoey, the Lafayette omnibus line owner, for \$2800, or \$2000 more than she paid her fiancée for it in 1843. [D.J. Ricardo 6-2-1847]. Hoey held it only two years, selling to Victor Rochebrun in 1849 [J.R. Beard 3-27-1849]. Nine years later Rochebrun sold to Louis Auguste Bernard, and the upper half of old Lot BF, now with a reduced value of only \$1900, became part of the Bernard family complex on Square 14, ending up as a staveyard.

When Louis Auguste Bernard died in 1877, the property was still in his possession. His heirs sold to the Lafayette Brewing Company in 1887. The new company brewhouse covered Lot BF, except for a frame building in the rear. For more details and subsequent owners, see Lots BD and BE.

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LOT BF --LOWER HALF



After having original Lot BF subdivided in 1843, John McLaughlin sold the lower half to Mrs. Marie Adele Roche, the mother of Agnes Malvina Roche deLa Ronde, fiancée of Laurent Sigur, to whom McLaughlin sold the upper half of the lot the same day, May 17, 1843 [F.Grima]. Mrs. Roche paid the same \$822.50 that her future son-in-law paid, the value of an unimproved lot. In 1847, Mrs. Roche sold to John Hoey for \$2800.

As stated above, Hoey also purchased the upper half of Lot BF in 1847. His purchase price of the lower half strongly indicates that Mrs. Roche had had a brick warehouse built on it in 1843, as the Sigurs had on their half. Hoey sold the lower half two years later [J.R.Beard 2-1-1849] to Jean Baptiste Marmazet, an illiterate Frenchman whose resources to buy and manage the investment are yet unexplained. Marmazet retained the property for the next nine years, when he sold to Joseph Xavier Bernard for \$2900 [E.G.Gottschalk 7-9-1859]. After that the lower half of Lot BF while still in Bernard's ownership became an adjunct of the brewery complex on the

Floodwall Study: Louisiana to Jackson

adjacent lot.

The history of the lower half of Lot BF becomes potentially very interesting during the period of its ownership by Joseph Xavier Bernard (1859-1871). During that time, a German brewer named Henry Bassemier, with a second German brewer, Nicholas Guenther, founded a small brewery next door to lot BF on Xavier Bernard's property. Bassemier and Guenther lived next to the brewery premises, probably on the lower half of Lot BF.

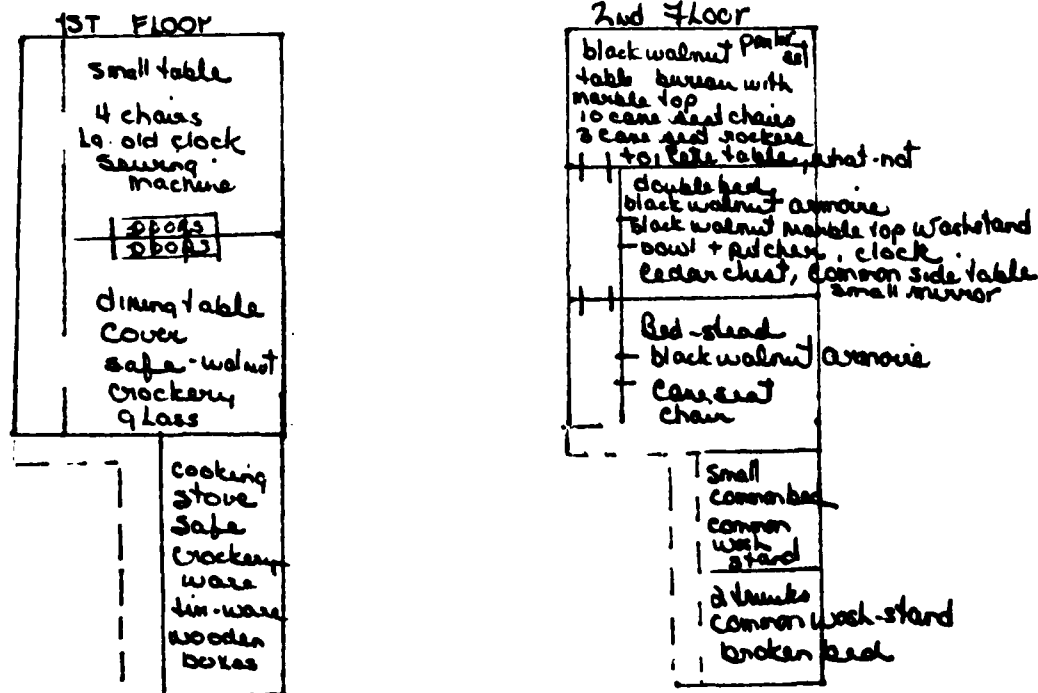
New Orleans city directories begin to list Bassemier and Guenther as brewers on Tchoupitoulas and Ninth sts. in 1867, and begin to specify their residence there (1010 Tchoupitoulas) in 1870. This residence was on lower BF. In 1871 Xavier Bernard sold the property with the brewery complex, which included the lower half of Lot BF and Lot BE next door, to Henry Bassemier [J.F.Coffey 11-27-1871]. Bassemier paid \$6000 for the complex in 1871, a sum of sufficient substance to indicate that the sale included two buildings. Bassemier and his five sons and two daughters continued to live there from that time until the deaths of Bassemier and his wife Catherine, who were both deceased by 1883.

The Bassemiers' estate was inventoried in February, 1883 for their joint succession [CDC 3883; J.F. Coffey 2-3-1883]. The inventory reveals that the Bassemier home faced Tchoupitoulas St. and was municipal No. 1010, as directory research has indicated. The home was a two story brick dwel-

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ling with three large rooms and a hall on the first floor and five bedrooms on the second floor. It was comfortably, almost luxuriously, furnished, an indication of the prosperous condition of a respectable New Orleans middle class German immigrant family who had worked hard to achieve success. In addition to the plentiful furnishings, the home contained a cedar chest with the family valuables: two \$20 gold pieces, seventy-two pieces of silver flatware, a diamond set gold cross and chain, diamond earrings, and other mixed jewelry. In the chest were the Bassemiers' gold wedding bands, several pieces of German currency, and even a certificate showing that Bassemier held an insurance policy of \$1,000 on the life of his wife.

The following is a conjectural floor sketch of the Bassemier house with its furnishings, per inventory, 1884:



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In 1884, the Bassemier heirs sold the home with the brewery, machinery, and stable for a hefty \$15,200 to brewers George and Joseph Wegmann [J.F. Coffey 6-1-8-84]. The Wegmanns continued to operate the brewery for four years. Joseph bought out his brother's interest in the total operation in 1887 [J.D. Taylor 6-24-1887], but his act of purchase did not describe the house. The following year, Joseph Wegmann sold the brewery to a company incorporated as the Lafayette Brewing Company, in which Wegmann retained a part interest in the form of 80 shares of the stock [J.D. Taylor 1-26-1888]. Again, the act of sale did not describe the house on the lower half of Lot BF.

The 1888 act did describe the brewery, with its machinery and a large frame stable on the property, all of which belong more properly to the description of Lot BE, below. In February, 1888, all of the buildings that formed part of the original brewery complex were evidently demolished, including the Bassemier house, for construction of the company's ambitious new brewhouse. For the history of Lot BF after 1888, see Lot BE.

SUMMARY OF LOT BF

UPPER (HARMONY STREET SIDE) HALF:

Brick warehouse built between June, 1843 and Feb., 1844. Decrease in value of lot from \$2800 in 1847 to \$1900 in 1858 suggests that brick warehouse may have been damaged or removed. Braun survey of 1874 shows vacant lot, a staveyard. Four story brick brewhouse covered most of Lot BF 1888-ca.1908, except for small frame building in rear [Sanborn, 1896]. Site sold to the City of New Orleans in 1908 for Public Belt R.R. right-of-way.

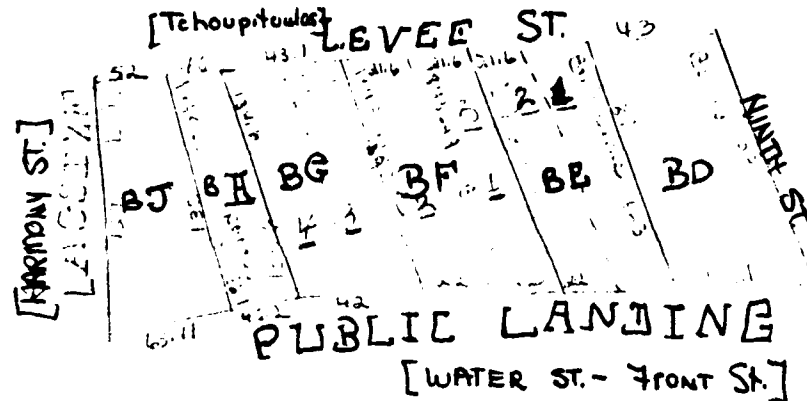
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LOWER (NINTH ST. SIDE) HALF:

Brick warehouse evidently built between May, 1843 and 1847. Lot became part of the operation of the Lafayette Brewery operation founded no later than 1867 by Henry Bassemier and Nicholas Guenther.

This part of old Lot BF was the site of No. 1010 Tchoupitoulas St., a two story brick home built no later than 1869, and probably no later than 1867. The home contained three large rooms and a hall on the first floor and five bedrooms on the second floor. The kitchen may not have been in a separate building, and did not have a cooking fireplace. The 1883 inventory shows that it had a cooking stove. The building housed a family of nine. Home evidently demolished for construction of Lafayette Brewing Company brewhouse in 1888.

LOT BE



Lot BE and Lot BD next to it are perhaps the most important on Square 14. BE was the site of the first Lafayette Brewery, founded no later than 1867 by Henry Bassemier and Nicholas Guenther. The brewery continued in existence as an institution until sold by the New Orleans Brewing Association to the City of New Orleans for the Public Belt Railroad right-of way in 1908.

Bassemier and Guenther started the brewery in a twenty

Floodwall Study: Louisiana to Jackson

year-old brick warehouse first built by attorney Laurent Sigur in late 1843 to serve commerce on the steamboat wharf in front of the square. The brewery began as a modest, almost literally a "home brew" operation called "Lafayette Brewery" by its two founders. At the time, immediately after the Civil War, there were a number of small brewing enterprises in New Orleans, most begun by German immigrants who transported their culture to New Orleans [Nau, 1958, 63-68]. Many German immigrants settled in the City of Lafayette. There were 11,425 Germans in New Orleans in 1850, about ten percent of the city's population. By 1870, the German population in New Orleans had grown to over 15,000, and tens of thousands more had passed through the city in immigrating to the United States during the preceding twenty years [Nau, 1958, 6-8]. In 1867, the Lafayette Brewery was one of eighteen breweries listed in Gardner's City Directory.

After Bassemier's death his heirs sold the brewery to George and Joseph Wegmann in 1884. [J.F. Coffey 6-18-1884]. Joseph Wegmann bought out his brother's interest in 1887, and in turn sold out the following year to the Lafayette Brewing Company, incorporated in December, 1887 [J.D. Taylor 12-3-1887]. Joseph Wegmann was one of the main stockholders of the Lafayette Brewing Company, but in his act of sale to the company he agreed upon a "non-competition" clause, binding himself not to engage in the brewing business in Orleans Parish for five years after 1888 [J.D. Taylor 1-26-1888].

After 1888, the Lafayette Brewing Company vastly increased the capacity of the Lafayette Brewery. They purchased of the land on Square 14 except for the two lots at the Dry Street end of the square (BH and BJ). They built a fine four story brewhouse, described in the building contract as located at Tchoupitoulas and Ninth Street, but really straddling lots BG, BF, BE, and part of BD. The new brewhouse was designed by prominent New Orleans architect William Fitzner [J.D. Taylor vol. 19 # 3387].

The company employed a professional brewmaster from Europe, and had sophisticated refrigerating machinery, tanks, presses, and storage casks built. In just over two years, from January, 1888, to May, 1890, they increased the capital value of Lafayette Brewery from \$12,000 to \$150,00 [J.D. Taylor 1-26-1888 and 5-31-1890].

By 1890, there were too many breweries for the New Orleans market to sustain [Nau, 1958,64-67]. Several of the larger German brewing companies at that time decided to consolidate, forming a consortium known as the New Orleans Brewing Association. The Association was actually a holding company that owned the Lafayette, Pelican, Louisiana, Southern, Weckerling, and Crescent Breweries [L.C. Quintero 10-4-1899]. All were located all around New Orleans:

Lafayette:	Tchoupitoulas & Ninth
Pelican:	North Peters & Clouet
Louisiana:	Jackson Avenue & Tchoupitoulas
Southern:	St. Louis & Villere
Weckerling:	Howard & Magazine
Crescent:	Canal & Claiborne

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The holding company also owned a number of retail establishments around the city. Peter Blaise of the Southern Brewery was its president. Ernest Pragst was secretary.

According to Nau [1958, p. 66], the Brewing Association "went into a program of consolidation" which resulted in the closing of the Lafayette and Crescent Breweries and the firing of four of six brewmasters. Nau, who collected his information about German breweries in New Orleans from an interview with John Rettenmeier in December, 1952, reports that the Association's efforts to consolidate were unsuccessful, and that "one brewery after another was lost." The Association did go into receivership in 1899 when its major creditor the Metropolitan Bank sued for collection of debts [CDC 47,534, 7-3-1899]. These court records however show that the Association still owned all six of the breweries in 1899, along with their retail establishments. The Lafayette brewery buildings were still very much in existence.

In October, 1899, a consortium led by Gustave Adolphe Blaffer, Jean Edmond Merilh, and Charles HERNSHEIM purchased all of the assets of the New Orleans Brewing Association for a scant \$860,000 [L.C. Quintero 10-4-1899] and reorganized as the New Orleans Brewing Company [F.J. Puig 10-9-1899] with a capitalization of almost \$2 million. The Lafayette Brewery, with its "machines, boilers, engines, ice machines and brewery apparatus" now became part of the New Orleans Brewing Company. It continued to function from 1899 until 1908 when the Brewing

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Company sold all of its property on Square 14 (lots BD through BG) to the City of New Orleans for the Public Belt Railroad right-of-way. [W.V. Seeber 6-22-1908].

What were the facilities of the Lafayette Brewery, and how did they originate or increase?

The first brewery building was on Lot BE, a converted brick warehouse dating from late 1843. It is clear that Laurent Sigur had it built between June, 1843, when he purchased the bare lot from Mrs. Rachael Bannister [C. Pollock 6/27/1843] and February, 1844, when he enumerated a "brick warehouse on Lot BE" in the list of his assets for his marriage contract to Agnes M. Roche, widow de La Ronde [A. Chiapella, 2/2/1844]. Sigur sold the property with the warehouse in 1847 to John Hoey [D. I. Ricardo 6/2/1847], the Lafayette omnibus operator, for a good price, \$5,600. Following an interim owner (1849-1858), J. Xavier Bernard, the German baker, purchased the warehouse [J. F. Coffey 11/4/1858].

During Bernard's ownership the building was converted into a small time brewery by Bassemier and Guenther. Their business faced Front Street. As recited above, they operated the brewery until Bassemier died, and Bassemier's heirs sold to the Wegmann brothers in 1884. The Wegmann purchase of 1884 [J. F. Coffey 6/18/1884] provides the first description of the brewery apparatus. In the warehouse-turned-brewery facing Front Street were:

6hp upright steam engine	malt mill
1 tubular boiler, pulleys, shafting	2 coolers

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7 cisterns or vats	malt, hops,
1 80-gal. copper kettle	molasses
1 No. 6 Blake pump	firewood
1 No. 2 Cameron pump	

There was also a large frame building facing Front Street, used as a stable. It had nine stalls, sets of harness, and there were 11 horses.

In 1887, Joseph Wegmann purchased his brother's interest in the brewery [J. D. Taylor 6/24/1887]. This sale specifies the same brewery buildings and apparatus, except that the Cameron pump had been exchanged for a second No. 6 Blake pump.

The following year, Wegmann sold out to the Lafayette Brewing Company [J. D. Taylor 1/26/1888]. Under the company aegis, the brewery began immediately to expand in 1888. The new brewhouse was begun in January, 1888. By 1890 the brewery complex consisted of:

- A 4-story brick brewhouse (on Lots BG to part of BD)
- Cold storage and beer cellars in a 4-story brick building, which appears from the 1896 Sanborn map to be an extension of or part of the brewhouse, or at the BG side
- A 2-story brick office (on Lot BD at corner)
- A 2-story brick building containing two ice machines, and engine (straddled rear of BE and BD)
- Boiler house containing two boilers (rear of BD)
- Wash houses and shipping sheds (rear of BG, BF, and BE)

Property records for Lot BE during the eras of Lafayette Brewing Company (1888-1890), the New Orleans Brewing Association (1890-1899), and the New Orleans Brewing Company (1899-1908) do not differentiate the buildings on various lots owned by the brewery on Square 14, but the 1896 Sanborn map

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does. The large brewhouse appears at the far right of a photograph in George Engelhardt's The City of New Orleans: The Book of the Chamber of Commerce, published in 1894 (illustrated).

SUMMARY LOT BE

No evidence of buildings during plantation era, but levee crossed lot in 1834.

Two story brick warehouse built between June, 1843 and February, 1844.

Warehouse converted into brewery about 1867.

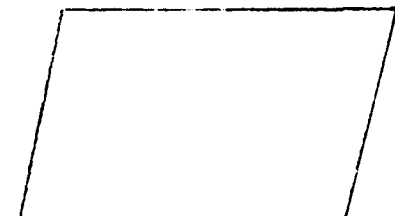
Braun survey of 1874 indicates 2-story brick brewery with slate roof, sharing a common wall with home at 1010 Tchoupitoulas (Bassemier House, Lot BF) and feedstore on corner (Lot BD).

Lafayette Brewing Company evidently demolished old warehouse to make way for new brewhouse in 1888. Lot BE's portion of new brewhouse contained ice machines and water tanks, and a five story tower.

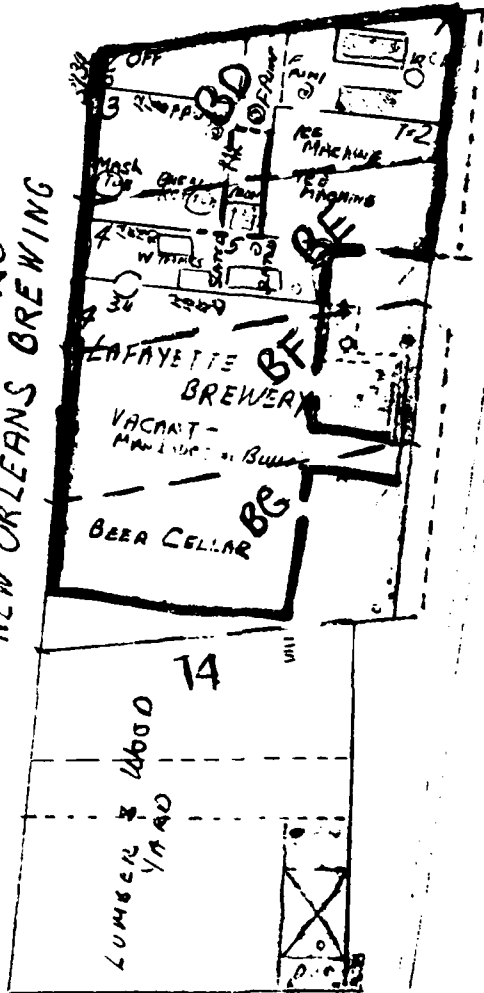
A
B
O
C

REAR LOT LINES FROM LAFAYETTE ST. TO RIVER

LOT LINES ADDED IN BLUE



TECHOUTITOU LAS
NEW ORLEANS BREWING



ILLINOIS-CENTRAL R.R. WATER ST. SWITCH



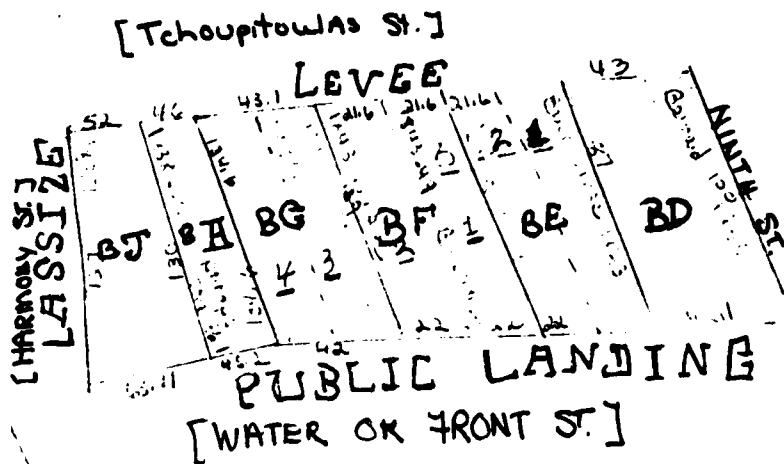
Shell Paved



Square 14 District 4, from Sanborn's Insurance Maps, New Orleans, Louisiana
1896 edition, Vol. III

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LOT BD



Lot BD, at the corner of Tchoupitoulas and Ninth Streets, was one of several lots in the bankruptcy of James Evans in 1838. At that time, Philibert Bernard purchased it for \$3,100, about twice what the other lots in the sale sold for. There may have been a small commercial building such as a corner store on the property at that time. The lot continued to be owned by the Bernard family from 1838 until the 1870s. New Orleans city directories of 1838-1848, however, do not indicate that Philibert Bernard operated a store on Lot BD. He lived at the corner of Rousseau and Washington in the neighborhood. He was deceased by 1851.

In 1851, Bernard's widow Rosalie Weightman Bernard had a two story brick warehouse built on Lot BD by carpenter-brickmason John Dumond [L. R. Kenny, 2/26/1851]. Architect Charles Ferguson wrote specifications for the building. It was designed to house a feedstore at the corner of Tchoupitoulas,

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Ninth, and Front, and had doors on all three facades. It shared a common wall with the warehouse on Lot BE (later the brewery.)

The warehouse/feedstore's brick foundations under its three walls facing Tchoupitoulas, Ninth, and Water (Front) streets were set in a trench two feet deep. The foundations were five bricks wide at the bottom of the trench, lying on two thicknesses of cypress planking. The trench was 4'6" wide. The brick foundations narrowed one-half brick with each course until at the ground surface they were 1.5 bricks wide. Down the center of the building, which was 43' wide facing Tchoupitoulas, there were seven square pits 1'6" deep and 4'6" square, designed to receive the heavy 8x10" posts that supported framing to carry freight on the second story. Across the front on Tchoupitoulas street were four 11' high doors, each 5' wide. On Ninth Street were 4 openings, each 6' wide and 11' high. The river facade on Water Street had three openings. The roof was Welsh slate. The building had at least one chimney. The glass panes in the windows were 12"x18".

Mrs. Rosalie Bernard and several members of the Bernard family operated the feed store during the 1850s and until 1867. They also operated a coffeehouse across Tchoupitoulas Street at the corner of Ninth during that period. City directories show that in addition to Mrs. Rosalie Bernard, Xavier, Celestine, and Samuel Bernard shared business duties at the feedstore and coffee house (1850-1867).

About 1867 Xavier Bernard evidently lost a court suit

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which forced him out of the feedstore and coffeehouse business. After this he became a clerk at a local shop. [Directories, 1866-1870 and 5th DC 8834]. The family was forced to sell out during the late 1870s [A. Hero, Jr., 12/10/1877 and 2/156/1878]. John Henderson acquired the lot, building, and batture rights in 1882 [W. J. Castell 11/14/1882].

Henderson retained the store until his death in 1887, and his heirs sold it to brewer Joseph Wegmann [CDC 15,797 and J.J. Woulfe 10/14/1887]. Lot BD was described in 1887 as a "store property," and was worth \$2,800 at the time. Wegmann sold Lot BD and the 1851 feedstore to the Lafayette Brewing Company in 1888 [J. D. Taylor 1/26/1888]. It is difficult to demonstrate the feedstore's fate after 1888. It could be the warehouse visible in the 1894 photograph, far right, the old feedstore converted into an office. The 1896 Sanborn map indicates that the building on the site of Lot BD in 1896 was just two stories, used as an office. It is reasonable to presume, but cannot be proved, that at least part of the 1851 feedstore/warehouse survived until 1908, and that its foundations underground may well have not been disturbed.

The new brewhouse put up in 1888 was one of those ornamental industrial buildings that embroidered much of the New Orleans waterfront during the late nineteenth century. It had banks of arched windows, brick-moulded gables, brick stringcourses, and a tower set asymmetrically near one end. The 1894 photograph shows it straddling several lots on Square 14.

[see p. 51A]

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Thomas O'Neill was the builder [J. D. Taylor Jan. 1888, vol. 19, No. 3387]. Unfortunately, the building specifications are no longer attached to the building contract in Taylor's notarial record.

The 1851 feedstore/warehouse was substantial, had heavy framing, and good foundations. It is not unreasonable to presume that the brewing company reused it.

In January, 1888 [J. D. Taylor, Vol. 19, No. 3412], the company contracted with Fred W. Wolf Co. of Chicago to supply and install in the cellars two 25-ton daily capacity No. 5 "Linde" refrigerating machines, two Corliss 14x36 engines connected to the Linde, two improved iron condensing tanks, coils, and connections, three improved brine tanks, coils, and connections, one cellar cooling brine pump, and one pump for "Boudelotte" beer cooling. The company agreed to provide water supply, waste pipes and steam and exhaust pipes for this apparatus. This machinery and apparatus was in the portion of the brewery that occupied Lot BG.

Wolf's contract cost the brewery a cool \$23,000. However, their machinery was guaranteed to cool cellar rooms of 260,000 cubic feet and daily to cool a brewing of 100 barrels of beer over and above the "Baudelotte" brewing. However, the Chicago company specified that the brewery supply the machines a well water connection. They guaranteed the consumption of coal and water by their machines to be "no more than are used by any other compression machine--" approximately four gross

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tons of coal in 24 hours and 50 gallons of water per minute. The brewery had to have a private water line to provide that amount of water to the machines, and to use for brewing. Therefore the Common Council of New Orleans granted the company the right to extend its water pipeline into the river [Ordinance 2900 and 3155, Council Series]. The Lafayette Brewery, like the Louisiana Brewery (discussed in Square 3), brewed its beer from water right out of the Mississippi River, filtered of course.

The brewery was to provide a suitable building, foundations for the engines, pumps and tanks, anchors bolts and pumps, steam boiler power to operate the plant, and salt for making the brine and ammonia.

In the same cold storage and beer cellars were probably also the company's storage casks. In January, 1888, the brewery engaged Steffan & Klamt of New Orleans [J. D. Taylor, vol. 19, No. 3460] to supply and place on blocking forty-seven 105-barrel storage casks of planed white oak. They were made of 8' to 10' staves and one inch-thick iron rods with twelve 8-gauge iron hoops. They were set on a rail foundation.

Professional brewmaster Martin Huss of Chicago was the chief brewer at Lafayette Brewing Company [J. D. Taylor 19/3454]. As brewmaster he had control of employment and was paid \$3,000 per year. Huss may have been one of the brewmasters let go in the retrenchment program begun by the New Orleans Brewing Association in 1890.

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SUMMARY LOT BD

1834 Levee crossed lot, on Zimpel map.

1851 Warehouse/feedstore built.

1888 Lafayette Brewing Company demolished other buildings on the square, but may have reused old feedstore/warehouse as office.

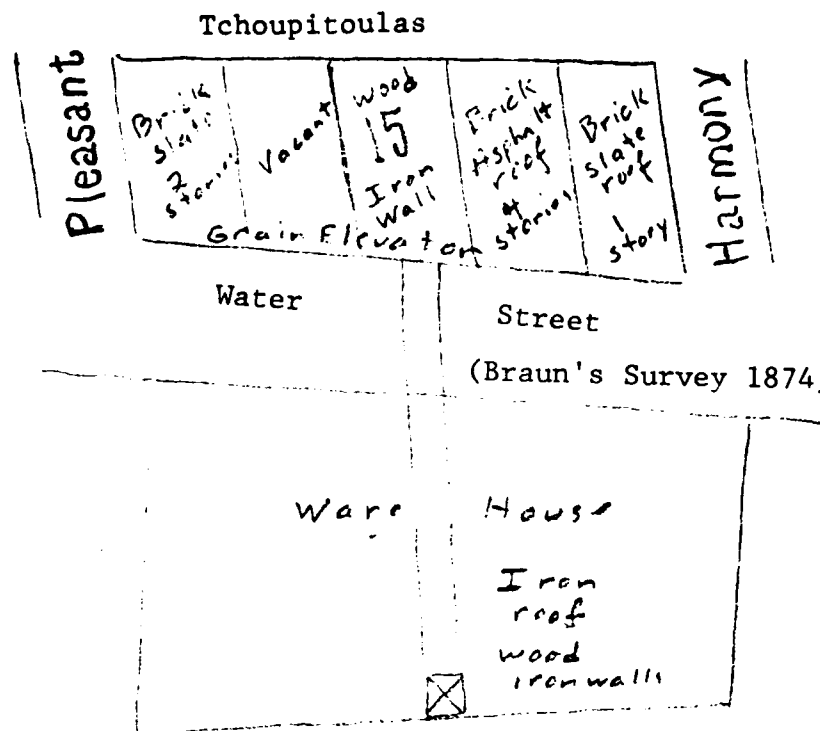
By 1909 entire brewing complex removed for railroad right-of-way.

Digging Sequence:(Locations from Corps of Engineers Plans, 1981, sequence is from upriver to downriver)

1. The floodwall will first cross lot BJ. Location 15' after Gate Sta 12+70.45 to 40' after Sta 13 + 05.45.
2. Next is lot BH. Location 40' after Sta 13+05.45 (or 10' before 13+55.45) to 37' after Sta 13+55.45.
3. Next is lot BG. Location 37' after 13+55.45 to 80' after Sta 13+55.45.
4. Next is lot BF. Location 80' after Sta 13+55.45 to 9' before Sta 15.00.
5. Next is lot BE. Location 9' before Sta 15.00 to 34' after Sta 15.00.
6. Next is lot BD. Location is 7.5' past Sta 15+16.31 to 50' past Sta 15+16.31.

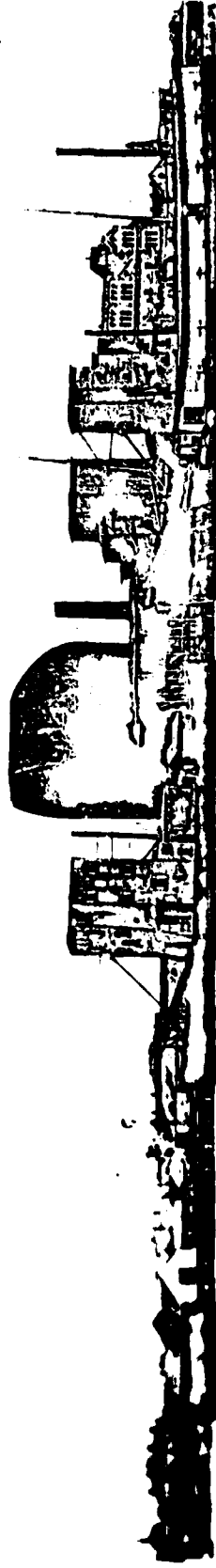
Floodwall Study: Louisiana to Jackson

SQUARE 15 DISTRICT 4



Square 15 is the most significant square in the project site because of the combination of buildings on the site and the central route the floodwall takes through the square. This square has apparently been entirely commercial throughout its history.

This square is the lower half of a three arpent plantation purchased by Jacques Livaudais from his neighbor Wiltz in 1805. In 1822 he sold the property to a partnership headed by Guy Duplantier along with Valery Jean Delassize and Widow Louis Avart. The three had verbally agreed to operate a brickyard on the site. Just three years later Duplantier pulled



Floating Elevators of the New Orleans Elevator and Warehouse Company.

-78-

New Orleans Elevator and Warehouse Company in Square 15. At far right is Lafayette Brewing Company brewhouse, built in 1888 (Square 14).

From The City of New Orleans: The Book of the Chamber of Commerce, ed. Geo Engelhardt (New Orleans, 1894.)

loodwall Study: Louisiana to Jackson

ut and Valery Jean Delassize and Widow Avart operated the rickyard. In the 1822 sale Livaudais had reserved part of the pper one arpent from the sale, but a few years later Livaudais old it to Delassize, who apparently moved into the fine home ocated there. In the early thirties William Doherty purchased mill operated with steam power on the batture, along with oilers and tools. However, the records of this sale were onsumed in a fire at the office of notary W. Y. Lewis in the ate 1830s. No records of Doherty's ownership appears in any hain of title. One possible explanation is the sale fell hrough soon after it was agreed upon and the property reverted o Delassize. In any event, the evidence shows some compara- ively significant industry operating at this point of the atture quite early. Doherty's extensive purchases of slaves uggests the business used a great deal of labor. [Pierre edesclaux, 5/2/05; Marc Lafitte, 12/30/22, Phillipe Pedesclaux, /20/25]

On March 16, 1836 Valery Delassize and the widow vart sold the three arpent plantation for subdivision to amuel Herman, Jr., a merchant of New Orleans, for the handsome rice of \$79,345. [Felix Grima, 3/16/36] The batture property onsisting of present day squares 15 and 16 was subdivided into ots A, B, C, D, E, F, G, H (square 16), J, K, L, M, N, O, P, , and R (square 15). Samuel Herman promptly sold these lots to artin Gordon, Jr. for over \$25,000. In 1841 Gordon went bank- upt and the Merchants Bank took over the property for \$28,000

Floodwall Study: Louisiana to Jackson

and renamed the lots on square 15 with numbers 1 through 8.

Three years later (1844) Merchants Bank turned the entire square over to the commercial firm of R. W. Milbank & Co. in satisfaction of a debt of \$16,000 the bank owed the firm. There were buildings on the square at this date, which is a significant date for this stretch of the batture for it is this year that the wharf was built in front of square 14 and brick warehouses go up in the adjoining square. [Felix Grima, 3/16/36; F. Grima, 5/23/36; F. Grima, 1/24/38; Lucien Herman, 2/8/41; G. R. Stringer, 3/20/44]

The buildings could be part of the mill business that was operated by Doherty or remains of the brickyard. In any event, when Milbank sold the property in 1854 the firm described the buildings as "the whole of their Brick Warehouses, i.e., to say about 75 feet front on Levee street, 75 feet front on Water street, by about 96 feet on Harmony street." The firm also included in the sale "the Machinery contained therein, consisting of Engines, and Boilers, Shafting, Belting, drums etc." It may be inferred that there were no other buildings on the square in 1854.

In 1854 the principals in the firm of R. W. Milbank put together a new manufacturing company, "The Louisiana Manufacturing Company." Its primary goal was to produce hemp rope using Slaughter & Perry's "Improved cordage machines." Out of the initial capital of \$100,000, the firm agreed to pay Slaughter & Perry \$25,000 for the right to the machines in the

Floodwall Study: Louisiana to Jackson

states of Arkansas, Texas, Louisiana, Mississippi, Tennessee, Alabama, Georgia, Florida, North and South Carolina. The new company was also to give Slaughter & Perry an additional \$13,000 to install and begin operating the machines in the brick warehouses. The specification provided that the machines should be capable of turning out from rough hemp 10,000 lbs dressed hemp and 10,000 lbs superior bale rope daily. As a distinctly secondary purpose Louisiana Manufacturing was also to produce cotton clothing for the southern trade, ie., slave goods. [Louisiana Manufacturing Company, 5/20/53]

In accordance with the agreement, Milbank turned lots 1, 2, and 3 over to Louisiana Manufacturing in September of 1853 and the following year the remainder of the square. The business probably prospered during the balance of the 1850s, but the arrival of the Civil War must have brought hard times. Just after Louisiana seceded from the Union Charles D. Singleton, president of Louisiana Manufacturing, borrowed \$16,785.84 from Leeds & Co. and promised to repay in 12 months. This proved impossible, and after the war Leeds brought suit and forced a public sale of the company. [Fourth District Court, #17591]

The buildings and property was purchased by Lewis John Higby of Milwaukee, Wisconsin who transferred it to a new company, the New Orleans Elevator and Warehouse Company. The sale was for \$35,000. Higby, and his local brother Len Higby, had established the property as a grain elevator to re-esta-

Floodwall Study: Louisiana to Jackson

blish New Orleans' ties with the Middle West. In 1868 the Higby's built a wharf, elevator, conveyor, a boarding house, and acquired the necessary machinery. They also introduced a new twist, floating elevators, designed to be moved to the location of ships or barges that needed to be unloaded. The initial two elevators were the Steam Boat Cotile and the Barge Alice. Also active in the firm was Fidel Engster of Cuba, a principal in the grain exporting house of Engster and Co. The New Orleans Elevator & Warehouse company was a "well-known" company in 19th century New Orleans since it built the first large grain elevator there in 1868. By the 1890s the company had three large floating elevators, the "Dora", "Gov. Morton", and the "Windward." In the month of April, 1892 the company handled and loaded on foreign-going steamers over 3,250,000 bushels of grain, an average month for the time. The elevators could store 250,000 bushels of grain and load 180,000 bushels a day. It employed over 200 workers, and had rail connections. [Englehardt, p. 75]

Its principal manager was Leonhard Naef, who joined the firm in 1870 and took full control in 1881. He was born in Switzerland in 1847, and came to New Orleans in 1869. In 1881 Naef served a term on the city council during the administration of Mayor W. J. Behan. He was also connected with the large cotton and grain commission house of Engster & co., one of the largest exporting houses of New Orleans. Naef married Miss Eliz Klink, a native of Germany, who came to the United States in

Floodwall Study: Louisiana to Jackson

1868. [Goodspeed, II, 273]

In 1900 the New Orleans Elevator Company closed its doors and sold its property to Charles A. Hubbard for \$30,000. The next eight years witnessed a series of owners, including the Schwartz Foundry Co. Ltd. In 1909 the land was sold to the City of New Orleans and the structures were removed.

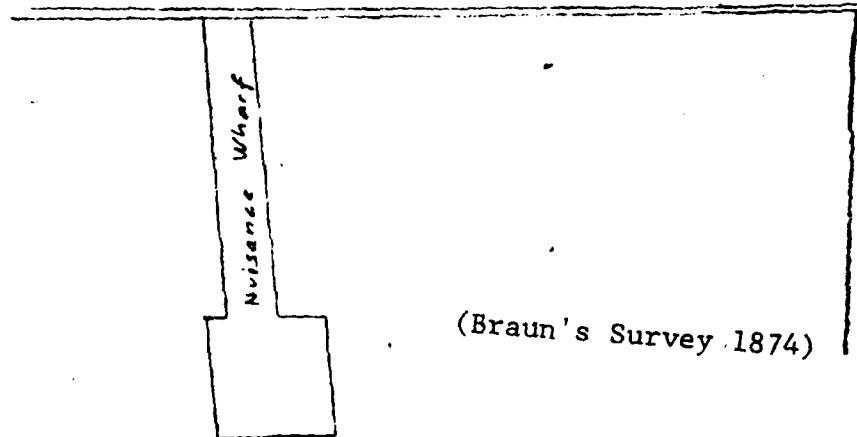
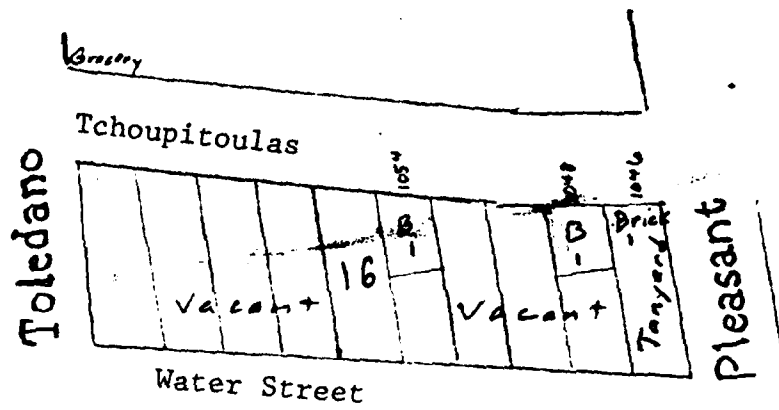
SUMMARY

Square 15 is one of the two most important squares both for the value of its former structures and for the archeological possibilities due to the positioning of the floodwall across the square. The floodwall appears to enter the square from Water Street at the lower edge of the eight story main tower of the 19th century grain elevator. It moves across the square in a generally northerly direction parallel to the edge of the building, and then turns and crosses the foundations of a four story warehouse, followed by a one story brick warehouse, probably the original building on the site constructed in the 1840s. It is also possible that the four story building was built by Milbank or the Louisiana Manufacturing Company. The Zimpel map of 1834 shows a sawmill on the site, a building that could also be related to the brickyard known to exist in this vicinity. The important area to watch is between P.I. Sta 10+99.76 and Gate Sta 12+70.45 on Drawings 2 and 3 of the Corps of Engineers Plan Louisiana Avenue to Jackson Avenue Floodwall, Right of Way (1981).

Floodwall Study: Louisiana to Jackson

Digging Sequence:

1. On Corps of Engineers, Plan Louisiana Avenue to Jackson Avenue Floodwall, from P.I. Sta. 10+99.76 to P.I. Sta. 11+54.78 expect possible heavy foundations for 8 story building, made of wood with iron facing. At lower level possible early brickyard or sawmill remnants.
2. On Corps plan, from P.I. Sta. 11+54.78 to before Sta. 12+30, or a distance of approximately 60 feet from P.I. Sta. 11+54.78 going down river, expect foundations possible 1850s four story brick warehouse. Below that good possibility for sawmill (1820s) remains. Also possible brickyard.
3. On Corps plan, from approximately 20' upriver from Sta. 12+30 to Gate Sta. 12+70.45 look for remains of one story brick warehouse, probably built before 1844.



Floodwall Study: Louisiana to Jackson

SQUARE 16A DISTRICT 4

Square 16A is a batture square in front of square 16, which lies between Toledano and Pleasant. Square 16A's accretion parallels that of square 99A which adjoins it upriver. The evidence suggests that no structures aside from pilings for wharves were placed on the square prior to the 1890s. The square originated as part of Faubourg Delassize and consisted of lots A, B, C, D, E, F, G, and H of that subdivision in 1836. [See square 15]

For the next fifty years square 16A was merely the batture claim of the owners of lot 16. In an act of sale of 1851 involving lots G and H, they were described as fronting on Tchoupitoulas with a depth to the river of 150 feet. At that time the river coursed through most of square 16A. Twenty years later at the time of the Braun survey the bank was stabilized in approximately the same location, but by then a nuisance wharf had been constructed in front of the square. This wharf functioned as the city dump for organic waste--refuse from the privies, dead animals, street deposits.

Several factors conspired to quickly build a batture following 1874. First was undoubtedly the refuse from the nuisance wharf. Second, the river was constantly building. Third, immediately downstream was the large wharf of the New Orleans Elevator Company. The combination of the two wharfs must have created a back water where land could more readily build.

Floodwall Study: Louisiana to Jackson

Ten years later, in 1884, Hyman Levin of Chicago, purchased most of the batture in front of square 16 by an act passed in the city of Leadville, County of Lake, State of Colorado, from James Beattie. He paid \$1,600. Since Levin's home was Chicago, it suggests that he might be in the grain business. This possibility is further reinforced by the proximity of the site to the New Orleans Elevator Company. Levin sold out in 1890 for \$3,300, a price jump that suggests he made some improvements to the property. A plan of 1908 shows the site in 1893 and shows the entire square 16A now securely within the levee. The 1890 purchaser, Henry Wellman and Robert J. Whann, seemingly made some further improvements to the property, for the two mortgages from the period show an increasing value and refer to buildings. In 1904 Whann and the widow of his partner sold out, and the land passed to the City of New Orleans for the expansion of the levee in 1909.

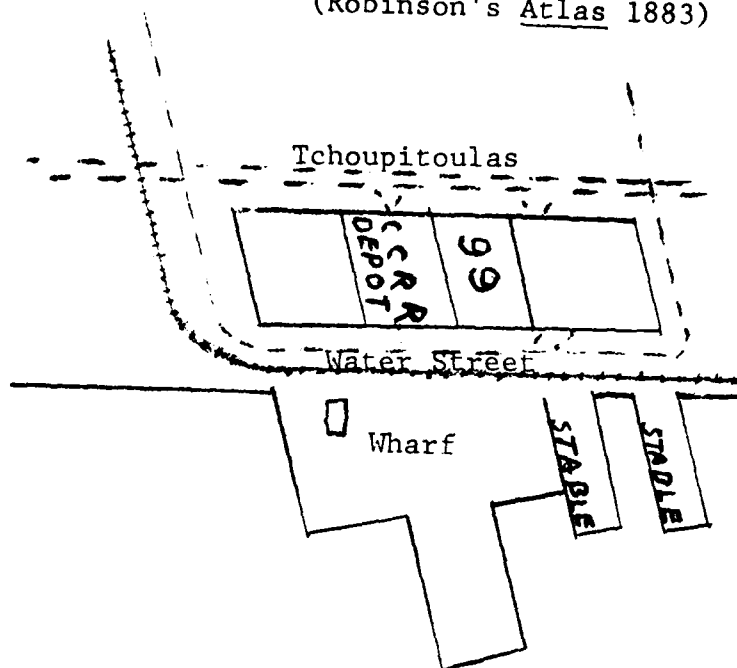
SUMMARY

Like square 99A immediately upriver, square 16A is of comparatively recent origin, the product of batture accretion. The likelihood of historically significant buildings is minimum. However, the floodwall departs square 16A and traverses Water Street for a short distance. It is probable that granite stone street paving will be uncovered. It is also possible that an early street railway dating to 1885 may be crossed. Whether any tracks will be uncovered is doubtful. Finally, in this short run down Water street there is always the possibility of

Floodwall Study: Louisiana to Jackson

an early 19th century waterfront shack. This area is part of the general area of the location of an early 19th century brickyard. Finally, some remnants of the 1890s structures put up on square 16A may be found, but their nature is not known.

(Robinson's Atlas 1883)



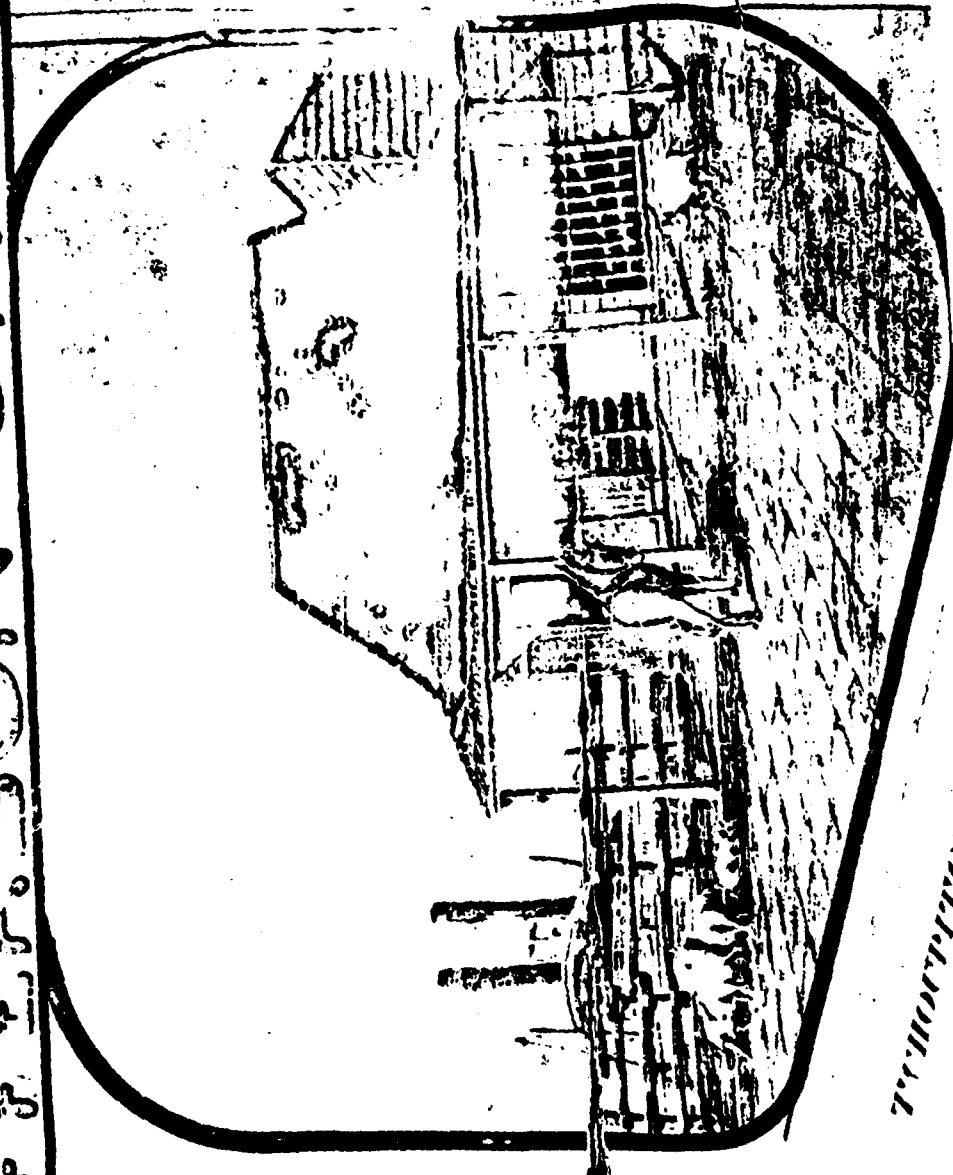
Floodwall Study: Louisiana to Jackson

SQUARE 99A DISTRICT 6

Square 99a is a comparatively late creation of the Mississippi River. As late as the Robinson atlas of 1883 the square is not shown, though various awkward land masses are portrayed projecting into the river. The floodwall site in its initial stages thus was in the river bed.

Surveyor Benjamin Buisson drew the earliest significant plan for the area in May 22, 1839. This plan lays out Levee Street, the future Tchoupitoulas, and Grand Cours Wiltz, the future Louisiana Avenue. The plan shows lots for a specific sale on squares 100 and 99. Square 100 is across Tchoupitoulas from the site and square 99 is between Tchoupitoulas and the river. Like all the early squares, all the lots extended from Tchoupitoulas to the river. Buisson provides the depth of the lots on his plan, approximately 150 feet, and then he drew in the river. The contemporary square 99 occupies the first 82 feet of this 150 feet, stretching from Tchoupitoulas. In the 1830s, however, a new street was cut through between Tchoupitoulas and the river, this was Water Street, then variously called Public Landing or Levee. Water varies from 50 to 60 feet in width, and thus on present maps would occupy the next 60 feet after the 82 feet of square 99. By subtraction, if it was 150 feet to the water from Tchoupitoulas, and 142 of the feet are occupied by square 99 and Water Street, only 8 feet of square 99A was present in 1839. [Benj. Buisson, Plan de Cing Lots de Terre, Quartier de l'aisance, May 22, 1839]

JEFFERSON CITY
 STOCK LANDING



Archival drawing showing old stables at Jefferson Landing, between Toledano and Louisiana. This area was the center of cattle importing in the 1850s. Plan Book 77, folio 24, Notarial Archives

Floodwall Study: Louisiana to Jackson

A famous plan of 1865 shows the site in excellent detail. See attached plate. The river batture has added more land in the intervening 26 years. Using again 82 feet as the average depth of square 99, the plan shows that the river edge was 136 feet from the river side of square 99. After allowing 60 feet for Water Street (here called Levee), it is now apparent that 76 feet are now available. However the plan clearly shows the levee immediately adjacent to Levee Street, with the outside land referred to as Batture. Thus most of square 99A was subject to flooding, if not actually underwater. No development took place for another 11 years. [C. A. deArmas, Plan of 2 Lots of Ground with Right to Batture, October 4, 1865]

In 1867 the City Council granted a street railway franchise to the Crescent City Railroad Company for the Tchoupitoulas line. On January 15, 1876 Crescent City Railroad awarded a building contract to John Page to build a brick car house, frame stables, and a wharf on its property recently acquired from Christian Schopp. [It should be noted that the public record shows the company acquired the car house parcel in 1879. The building contract thus implies the company purchased the land earlier by act under private signature] The architect for the buildings and wharf was the noted engineer Benjamin Morgan Harrod, who was also to supervise construction. Typical of the time was the quick construction schedule--all the buildings and wharf was to be completed in two months. The

floodwall Study: Louisiana to Jackson

harf was to cost \$1,475 and the car barn and stables \$10,600.

The exposed position of the stables on the very edge of the river was risky. This is verified by a note attached to the contract permitting an extension of the completion date for the stables. A rise in water had interrupted work, and it would have to be completed after the high water season. [N. B. Trist, /15/76] The stables and wharf built on the site of square 99A are clearly shown on Robinson's Atlas of 1883.

Ten years later the levee stood just on the river side of lot 99A and its companion downriver, 16A. Its toe defined the river edge of the squares. The stables were now on dry land. It is significant that the City of New Orleans acquired 99A in 1908 for levee purposes, while it did not acquire square 99 on Tchoupitoulas until 1918, for the Public Belt railroad.

SUMMARY

The site of the floodwall from its beginning at the foot of Louisiana Avenue through square 99A resided in the Mississippi River until the late 19th century. The first and only constructions on the site projected initially into the river batture. In themselves they do not possess historical significance. However, the initial hundred feet of the floodwall may uncover valuable marine artifacts. The most desirable, of course, would be ship remains.

AD-A121 774

ARCHIVAL EVALUATION OF FLOODWALL ALIGNMENTS: NEW
ORLEANS LOUISIANA(U) REEVES (SALLY K AND WILLIAM D) NEW
ORELANS LA S K REEVES ET AL. 22 OCT 82

22

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HISTORICAL PLANS
FLOODWALL

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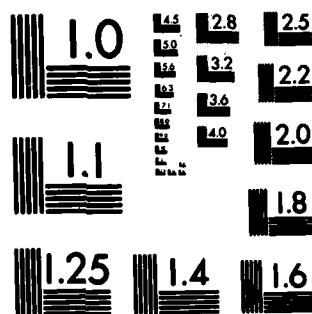
1857 1874

END

DATE

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MICROCOPY RESOLUTION TEST CHART
NATIONAL BUREAU OF STANDARDS-1963-A

Floodwall Study: Louisiana to Jackson

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Grima, Felix
Guyol, Theodore
Hero, Andrew Jr.
Kenny, L. R.
Lafitte, Marc
Marks, Joseph B.
Poole, W. L.
Ricardo, D. J.
Seeber, W. V.
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HISTORICAL

FLOODW

CAL PLANS

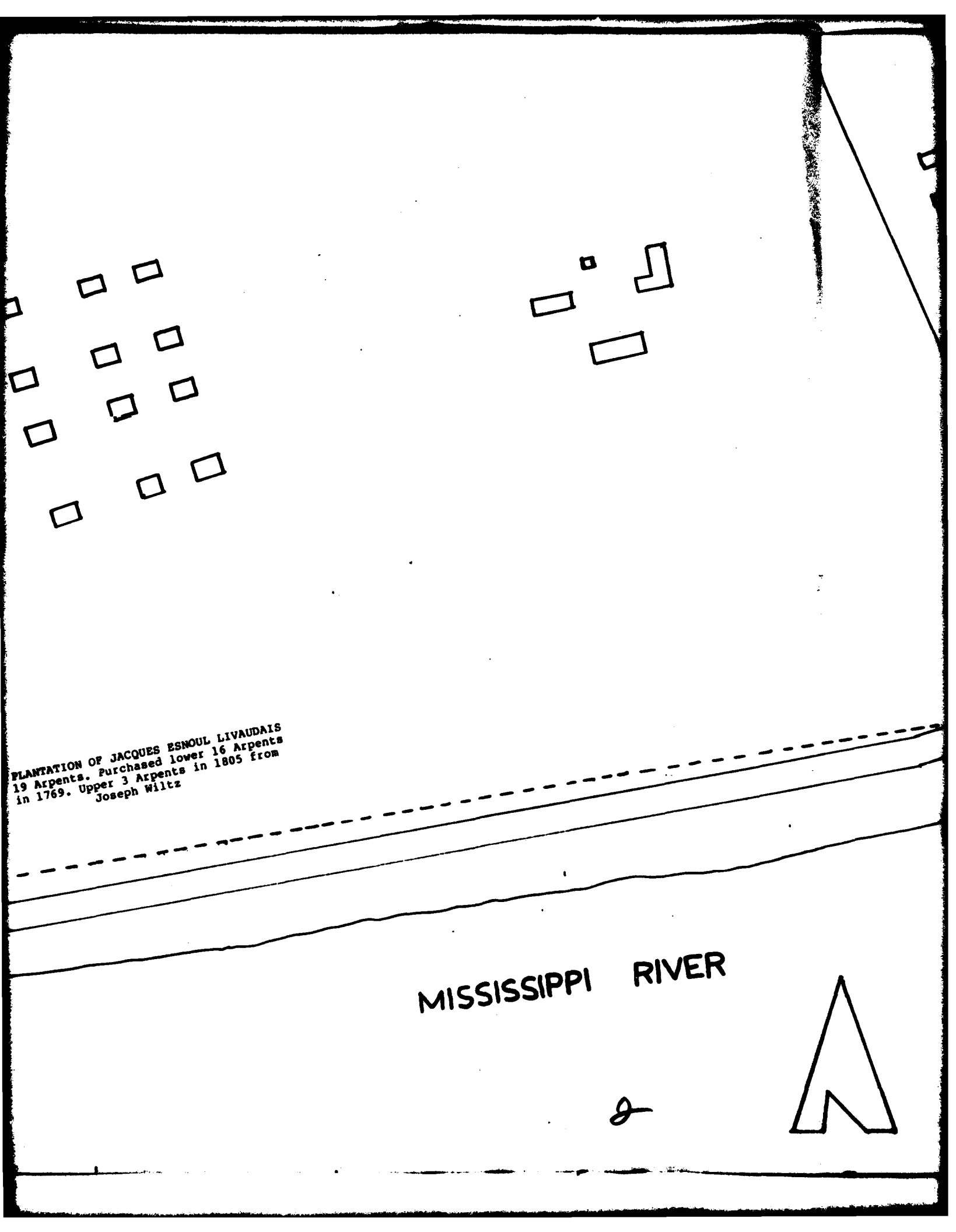
DDWALL

2

1815

PLANTATION
OF
JOSEPH WILTZ

PLANTATION
19 Acres
in 1769



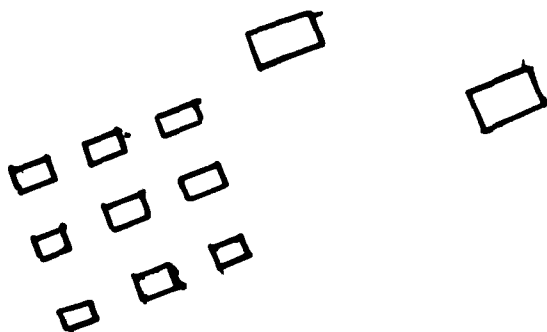
PLANTATION OF JACQUES ESNOL LIVAUDAIS
19 Arpents. Purchased lower 16 Arpents
in 1769. Upper 3 Arpents in 1805 from
Joseph Wiltz

The map shows a plantation area with two clusters of rectangular buildings. The left cluster consists of 12 rectangles arranged in a grid-like pattern. The right cluster consists of 4 rectangles, including one L-shaped structure. Below the buildings, a dashed line and two solid lines represent a river. The text 'MISSISSIPPI RIVER' is written below the river lines. A small handwritten '2' and a large triangle are also present in the lower right area.

MISSISSIPPI RIVER

2





SOURCES

1. Map shewing the Landing of the British Army, its several encampments and Fortifications by Major A. LaCarriere Latour 1815.

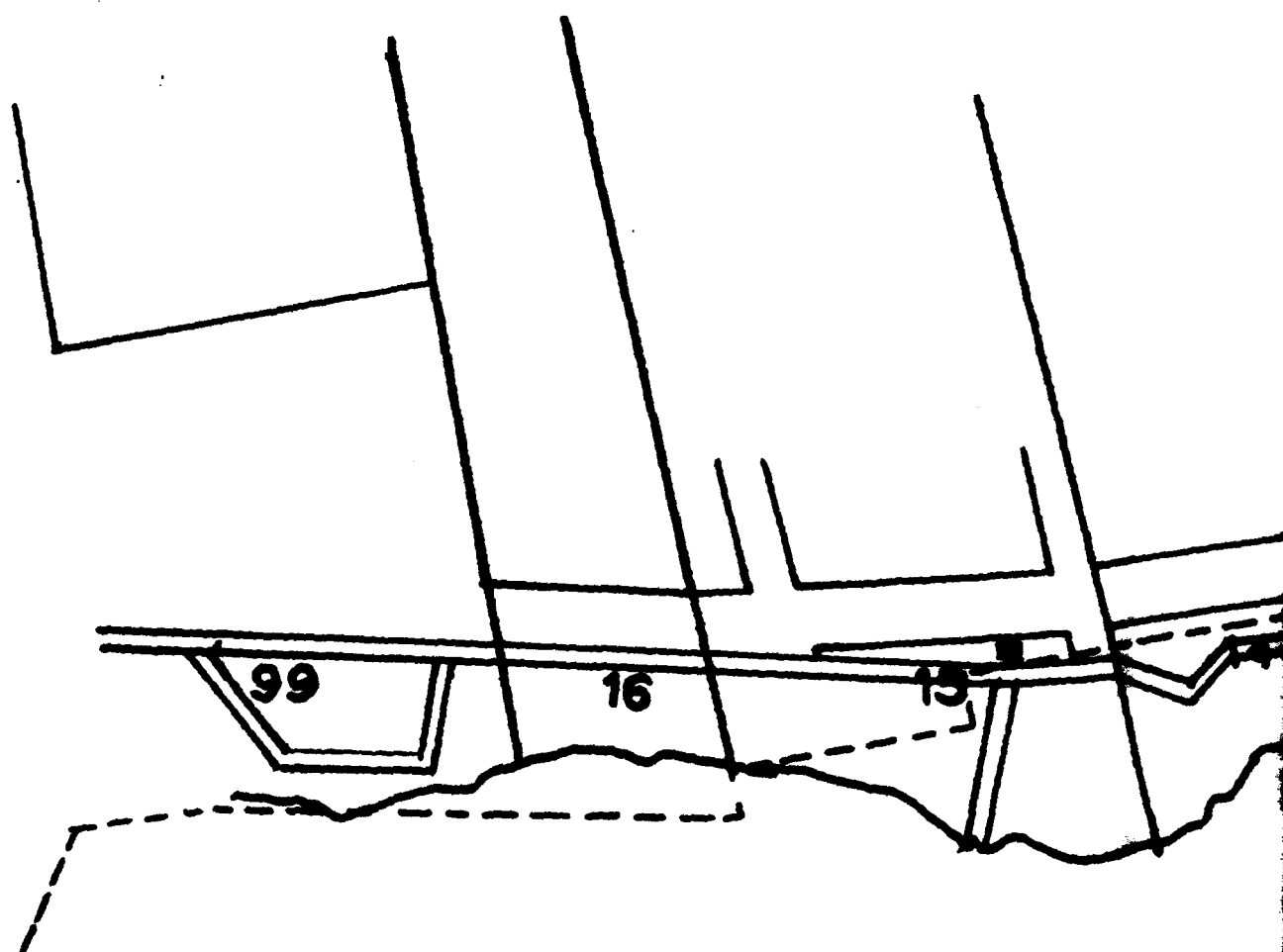
2. Plan Indiquant le redressement du Chemin public sur l'habitation Livaudais 1832, par Benj. Buisson. Arpentage du 16 Janvier 1832 in Louis T. Caire, N.P., 2/24/32, vol. 18.

PLANTATION OF MARGUERITE WILTZ MILHET PANIS
Widow of Don Jacinto Panis who purchased
this 8 Arpent Plantation in 1779

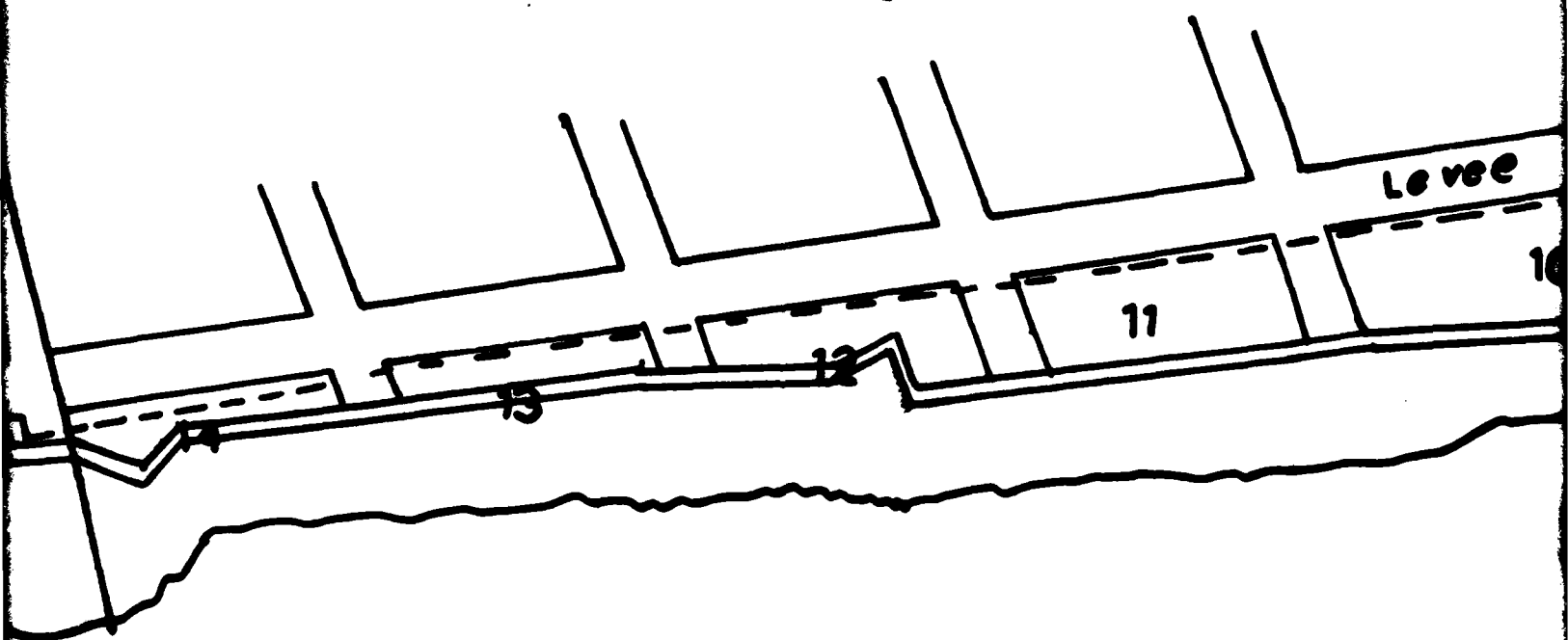


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Levee street

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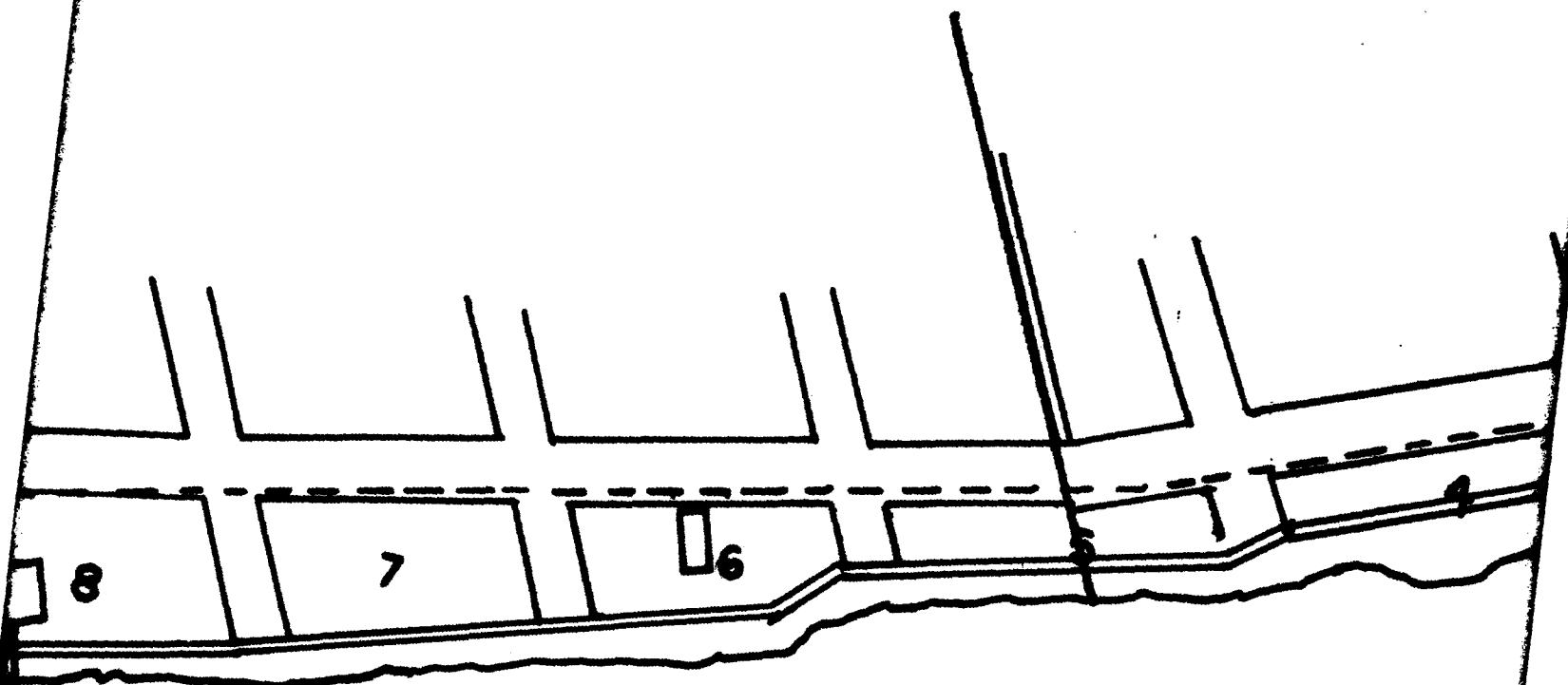
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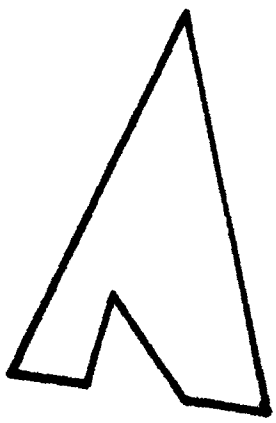
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MISSISSIPPI RIVER



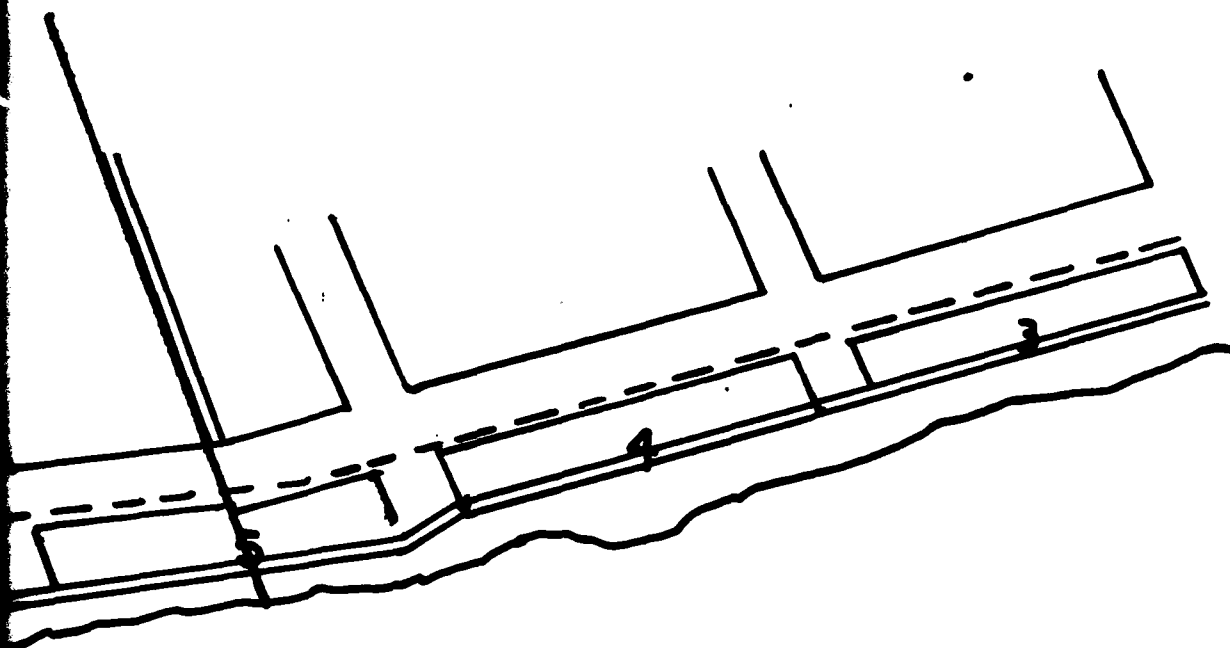


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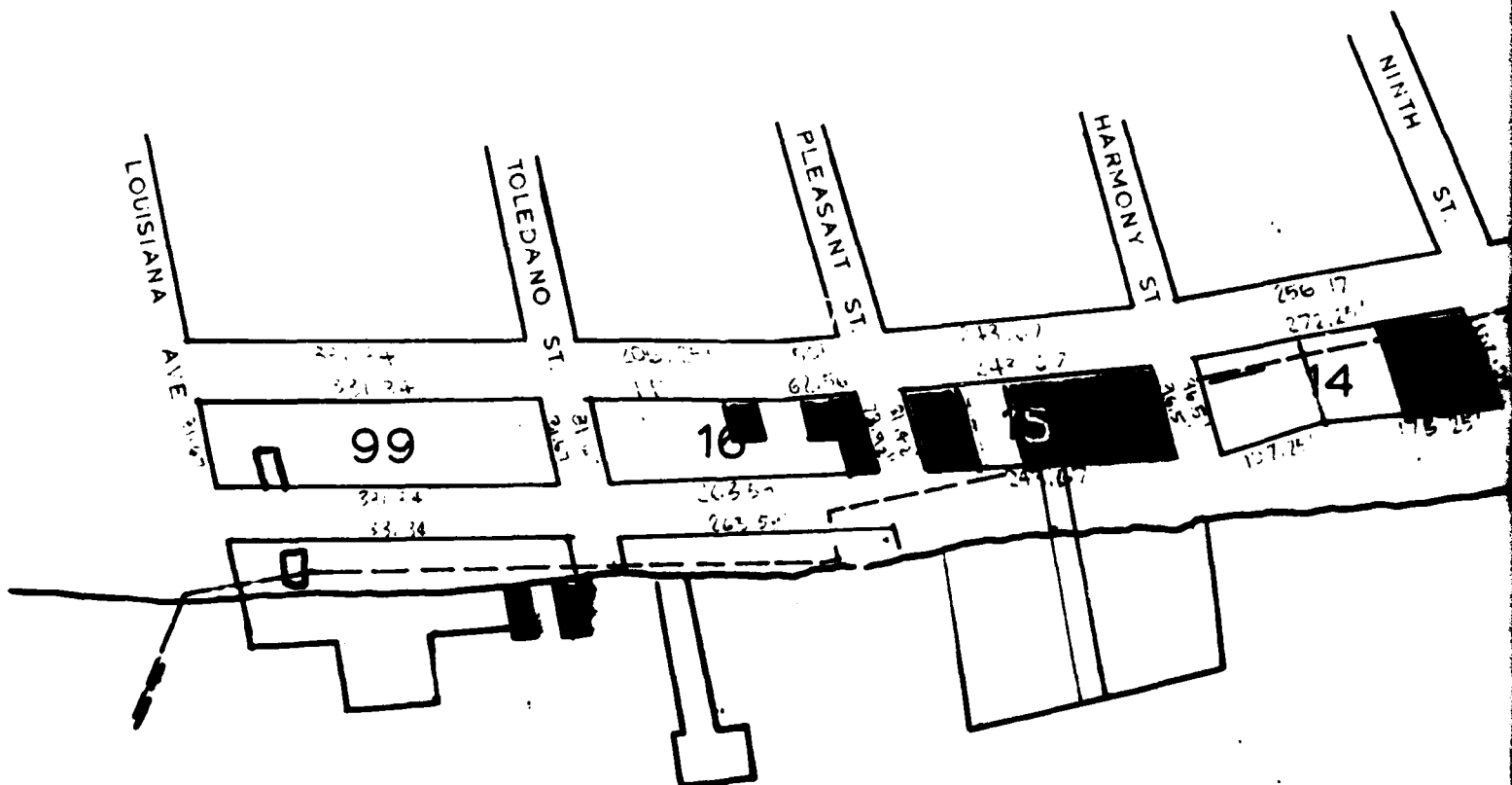
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Based on
"Topograph
New Orleans"



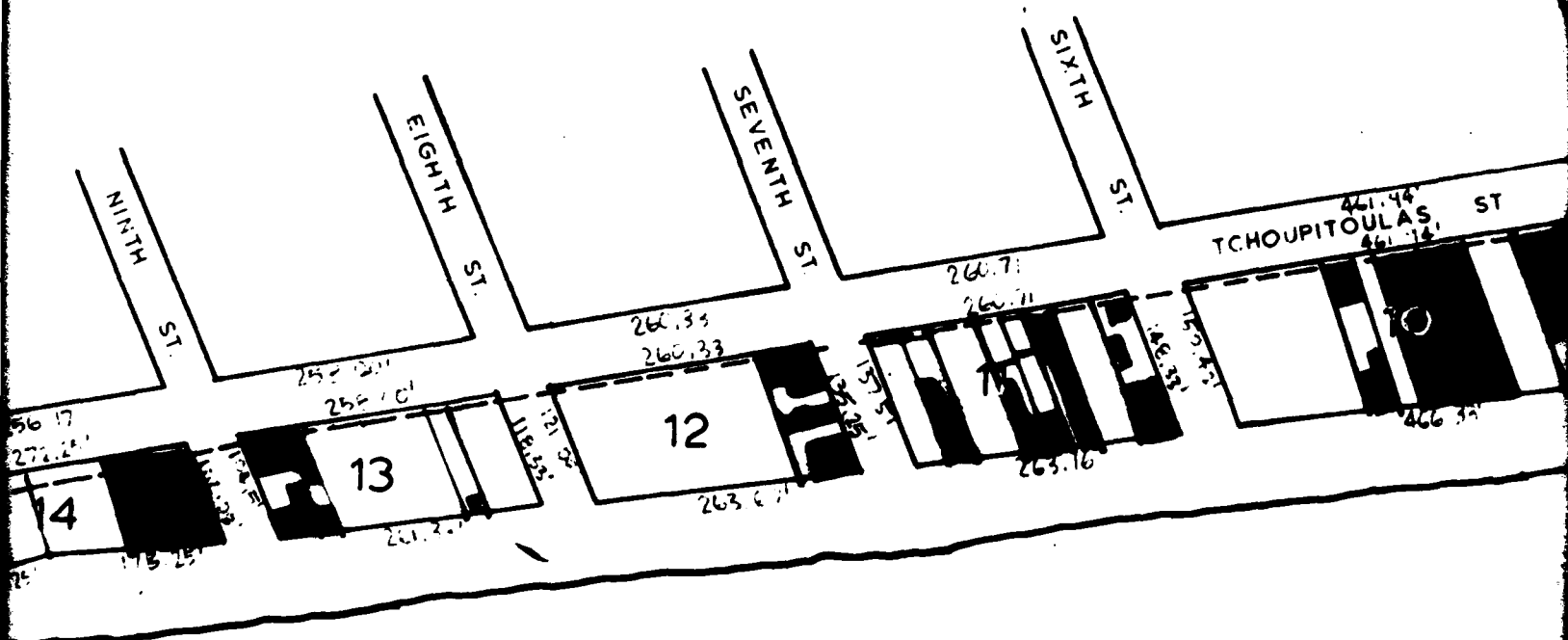
Based on Charles F. Zimpel
"Topographical Map of New Orleans and Vicinity"
New Orleans: 1834

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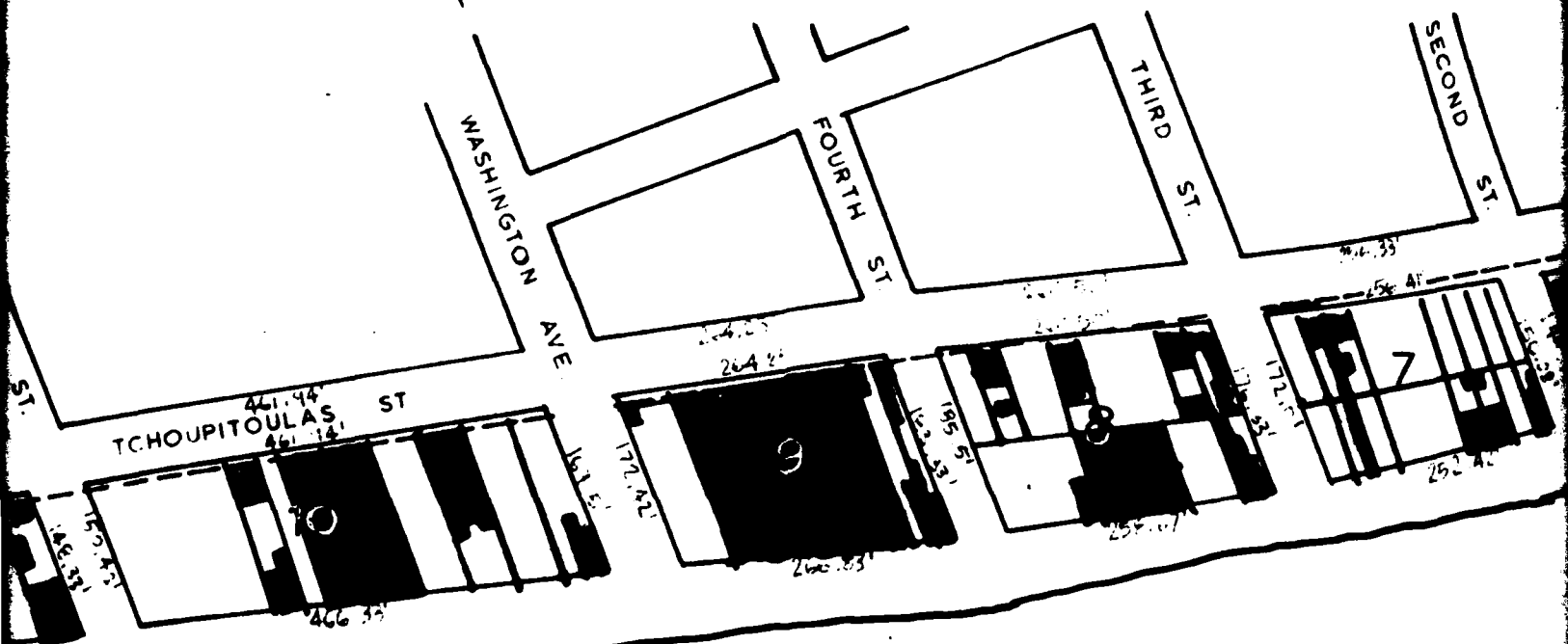


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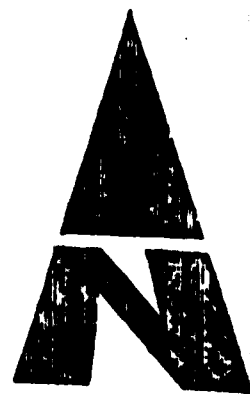
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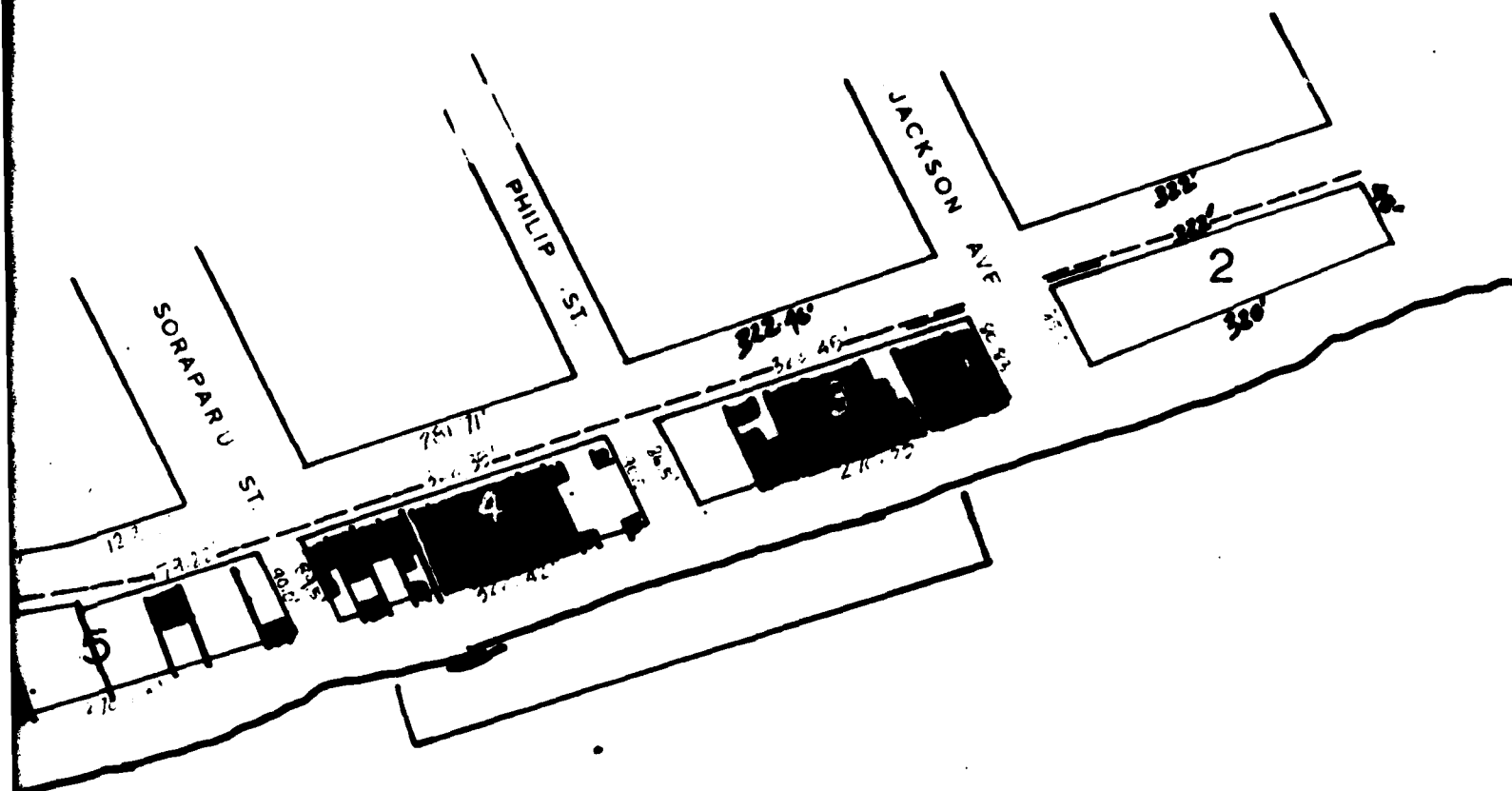
1874



MISSISSIPPI RIVER



3



PLAN FOR ARCHIVAL EVALUATION OF FLOODWALL
ALIGNMENTS

CORPS OF ENGINEERS - NEW ORLEANS

JACKSON AVENUE TO LOUISIANA AVENUE.

PREPARED BY WM. D. & SALLY E. REEVES
SEPTEMBER 17, 1982

PLAN FROM: J.F. BRAUN, PLAN BOOK OF THE FOURTH DISTRICT
comprising 10th and 11th Ward
(New Orleans: 1874)

4

5

